Planning and Zoning Board
Agenda
April 18, 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: April 18, 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 February 14, 2023 PZB Meeting

B. Site Plan – Wal-Mart Distribution Center #7035 Stormwater Modifications: A request by Shannon

Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property; Consisting of Tax Parcel Number 03998-000-000 (Quasi-Judicial Hearing).

C. Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust , property owners, for the consideration of the rezoning of the subject property 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 a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

D. Site Plan – Motory Group: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements; Consisting of Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/18/2023
SUBJECT: Approval of the Minutes of the February 14, 2023 PZB Meeting

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the minutes of the February 14, 2023 Planning & Zoning Board Meeting.

Summary

Approval of the minutes of the February 14, 2023 Planning & Zoning Board Meeting.

ATTACHMENTS:

Description

- 2/14/23 PZB Minutes

Planning and Zoning Board
Minutes
February 14, 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: February 14, 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. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

Chair Burgess reviewed the Rules of Civility.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the October 11, 2022 Minutes

Member Johns moved to approve the minutes; seconded by Member Menadier.

Passed by unanimous consent.

B. Certificate of Appropriateness: A request by Richard Masla of Ayurveda Health Retreat, Inc., applicant and property owner, for consideration of a Certificate of Appropriateness for the replacement of existing wooden stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs; Tax Parcel Numbers 03664-000-000 and 03664-001-000; (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

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

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness for the replacement of existing wood stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs; seconded by Member Menadier.

Motion Passed 5-0 in a roll call vote.

C. Preliminary Plat – Peggy Road Planned Development: A request by Claudia Vega, P.E., ofeda consultants, inc., applicant and agent for William and Margaret Kirkland, property owner, for consideration of the Preliminary Plat of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots, with associated common areas and right-of-way, generally located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75; Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

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

Clay Sweger, AICP, LEED AP, of eda consultants, inc., presented additional information, availed himself for questions, and accepted Staff's recommended conditions.

Member Dave 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 transmits the Preliminary Plat/Final PD Plan of the Peggy Road Planned Development Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Member Johns.

Member Menadier clarified the number of access points and asked if an emergency access would be added.

Mr. Sweger responded.

Member Menadier asked if the traffic study required any accelerating or decelerating lanes.

Mr. Sweger responded.

Member Menadier asked if fire rescue reviewed the plans.

Principal Planner Hall responded.

Chair Burgess asked if the conditions of Peggy Road and additional traffic would be reviewed by the County.

Sergio Reyes, PE, of eda consultants, inc., responded.

Michelle Balynas clarified the location of the Peggy Road project and shared her concerns for additional traffic.

Principal Planner Hall responded.

Motion Passed 5-0 in a roll call vote.

D. Site Plan – Sandvik Covered Pavilion: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Citizens & Southern National Bank, property owner, for consideration of a Site Plan proposing the construction of a ±13,800 square foot covered pavilion with associated site improvements on a ±0.32 acre subject property located at 13500 NW County Road 235; Tax Parcel Number 03918-000-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff report.

Sergio Reyes, PE, of eda consultants, inc., provided additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Joe Hancock 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 Citizens and Sothern National Bank subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the February 14, 2023 Staff Report to the Planning

& Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

E. Site Plan –Duration Builders Mini-Storage : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tidewater Properties, LLC, property owner, for consideration of a Site Plan to construct a self-service storage facility comprised of eight buildings totaling ± 28,751 square feet with associated site improvements on a ±5.48 acre subject property located south of US 441 and east of NW 59th Terrace. A portion of Tax Parcel Number 05885-010-007 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall, AICP, presented the Staff report.

Member Menadier clarified that the soil testing was for the foundation design.

Principal Planner Hall responded.

Sergio Reyes, PE, of eda consultants, inc., presented additional information, availed himself for questions, and accepted Staff's recommended conditions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tidewater Properties, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the February 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Ferro.

Robert Keller shared his concerns for lighting standards and possible noise issues.

Sergio Reyes responded.

Principal Planner Hall responded.

Melissa Jones shared her concerns about public notices for public meetings and potential storm water issues.

Chair Burgess responded.

Principal Planner Hall responded.

Sergio Reyes responded.

Jamie McIntosh shared her concerns for fast moving traffic, an alternative entrance, and the date of the FEMA Flood plain map for the proposed project.

Member Menadier responded.

Sergio Reyes responded.

Dana Davis shared her concerns for fast moving traffic and asked for an alternative entrance to divert traffic.

Member Johns inquired about the distance from the proposed project to Highway 441.

Sergio Reyes responded.

Member Ferro asked if there are future plans by the City to improve the current road.

Chair Burgess clarified the parcel for the proposed project was zoned commercial prior to development.

Robert Keller asked when will the removal of trees take place.

Sergio Reyes responded.

Michelle Balynas inquired of the date for construction to began.

Sergio Reyes responded.

Motion Passed 5-0 in a roll call vote.

F. Land Development Regulations Text Amendment: a request by the City of Alachua to amend the Land Development Regulations by amending Article 4, Section 4.3.2(I)(4) to clarify the provisions relating to stormwater management facilities on adjacent lands with a less intense zoning district; amending Article 4, Section 4.4.3 relating to the use of a recreational vehicle (RV) 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 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 dedicated 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 (Legislative).

Department Director Kathy Winburn presented the Staff Report.

Member Ferro inquired about the 14 days allowed use for RV's and how would it be regulated.

Department Director Winburn responded.

Member Hancock asked if an extension could be requested if additional time is needed to build a home.

Department Director Winburn responded.

Member Johns clarified the amount of days an RV could be at a residence. She also inquired about the retention pond requirements for adjacent parcels.

Department Director Winburn responded.

Member Johns asked if previous text amendment language for stormwater to adjacent parcels could be eliminated.

City Attorney Marian Rush responded.

Member Ferro asked if the 14 day maximum stay in an RV could be re-evaluated by Staff.

City Attorney Rush responded.

Member Johns asked if item could be tabled.

City Attorney Rush responded.

Chair Burgess asked if a recommendation could be made to clarify the updated text amendment for stormwater, the 14 day RV stay extension, and increased time for new construction of a residence.

City Attorney Rush responded.

Member Ferro agreed with the option to be able to attend the Commission meeting to voice his concerns for the proposed text amendment.

Member Johns asked if motion could be conditional with recommendations.

City Attorney Rush responded.

Chair Burgess reviewed what the Board specifically wanted to recommend to the Commission.

City Attorney Rush responded.

Member Ferro suggested a temporary use permit after the maximum of 14 days.

City Attorney Rush responded.

Director Winburn reviewed the proposed text amendment from Section 4.5.6(G)

Discussion regarding the proposed amendments ensued.

Member Ferro moved that based upon the presentation to this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such findings to the City Commission with a recommendation for approval, however, the Board recommends that the Commission, upon Staff's further review, remove in total Section 4.3.2(I)(4)(A)(iii) including both the the existing text and the suggested amended text, amend proposed Section 4.4.3(A)(1)(b) to add upon the showing of good cause three extensions not to exceed 24 months, and revise the proposed amendment in Section 4.4.3(A)(1)(c) for up to 14 days in any six month period provided, however upon good cause and the issuance of a temporary use permit not to exceed six months within any one year; seconded by Member Menadier.

Motion withdrawn by Member Ferro.

Member Ferro moved that based upon the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land

Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such findings to the City Commission with a recommendation for approval, provided that, the Planning & Zoning Board also recommend that the City Commission, upon Staff's review, consider the following: (1) delete in its entirety Section 4.3.2(I)(4)(a)(iii) including both the the existing text and the suggested amended text, (2) amend Section 4.4.3(A)(1)(b) to add upon the showing of good cause to add three extensions not to exceed 24 months, and (3) amend Section 4.4.3(A)(1)(c) to allow up to 14 days in any six month period provided upon good cause and an the issuance of a temporary use permit not to exceed six months within any one year; seconded by Member Menadier.

Motion was amended to also add changes to Section 4.5.6(G) and Table 4.5-1 as needed.

Krsna Balynas shared her concerns about the temporary use permit. She asked what terms would temporary use permits be accepted or denied. She also asked if there in an emergency situation will a temporary use permit be need. She also asked what would be the timeframe for someone to live in a RV at a residence. She asked if current RV owners have to cease use with new regulations.

City Attorney Rush responded.

Govinda Carol clarified the amount of time someone can live in an RV and suggested reviewing text amendment before being passed.

City Attorney Rush responded.

Brad Tanzie clarified the zoning for the proposed text amendment.

Chair Burgess responded.

Michelle Balynas shared her concerns for the additional language of a sixth month period. She also shared her concern for the process of how a recommendation is handled.

Helen Simpson commended the Board for their time and for clarifying the proposed text amendments for the public.

Motion was approved as amended in a roll call vote 5-0.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next Planning and Zoning Board Meeting will be March 14, 2023 at 6:00 p.m.

IV. CITIZENS COMMENTS

Robert Sharpe asked if restrooms could be added to Criswell Park, Maude Lewis Park, and Welch Park. He shared his concern for citizens not having access to restrooms while using the parks.

Chair Burgess responded.

Krna Balynas asked if the Board could define the term tiny homes in their codes.

Chair Burgess responded.

Member Johns asked if there was a recreation board that could hear Mr. Sharpe's concern for restrooms in parks.

Michelle Balynas asked if Airbnb regulations could be left out of local government.

ADJOURN

Member Johns moved to adjourn; seconded by Member Menadier.

Motion Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/18/2023
SUBJECT: Site Plan – Wal-Mart Distribution Center #7035 Stormwater Modifications: A request by Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property; Consisting of Tax Parcel Number 03998-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provide in Exhibit "A" and located on page 14 of the April 18, 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 Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the April 18, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.50 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property on a ±10.60 acre portion of a ±230.50 acre subject property located at 18815 NW 115th Avenue.

The subject property is presently developed (Wal-Mart Distribution Center #7035). The proposed modifications to the stormwater system are intended to improve drainage runoff. Runoff presently sheet flows over an existing impervious area. The proposed modifications will direct drainage into concrete channels which will then discharge into a new swale system connecting to the existing stormwater management facility.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Wal-Mart Distribution Center #7035 Stormwater Modficiations
- Application & Supporting Materials
- Public Notice Materials for the 4/18/23 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 18, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property
APPLICANT/ PROPERTY OWNER:	Shannon Jernigan, Wal-Mart Stores East, LP
AGENT:	H. Larry Wray, P.E., CPH, Inc.
LOCATION:	18815 NW 115th Avenue
PARCEL ID NUMBERS:	03998-000-000
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±230.50 acres (subject property); ±10.60 acres (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provide in Exhibit "A" and located on page 14 of the April 18, 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 Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the April 18, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.50 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property on a ±10.60 acre portion of a ±230.50 acre subject property located at 18815 NW 115th Avenue.

The subject property is presently developed (Wal-Mart Distribution Center #7035). The proposed modifications to the stormwater system are intended to improve drainage runoff. Runoff presently sheet flows over an existing impervious area. The proposed modifications will direct drainage into concrete channels which will then discharge into a new swale system connecting to the existing stormwater management facility.

Illustration 1. Wal-Mart Distribution Center #7035 – Stormwater Modifications – Overall Site Plan

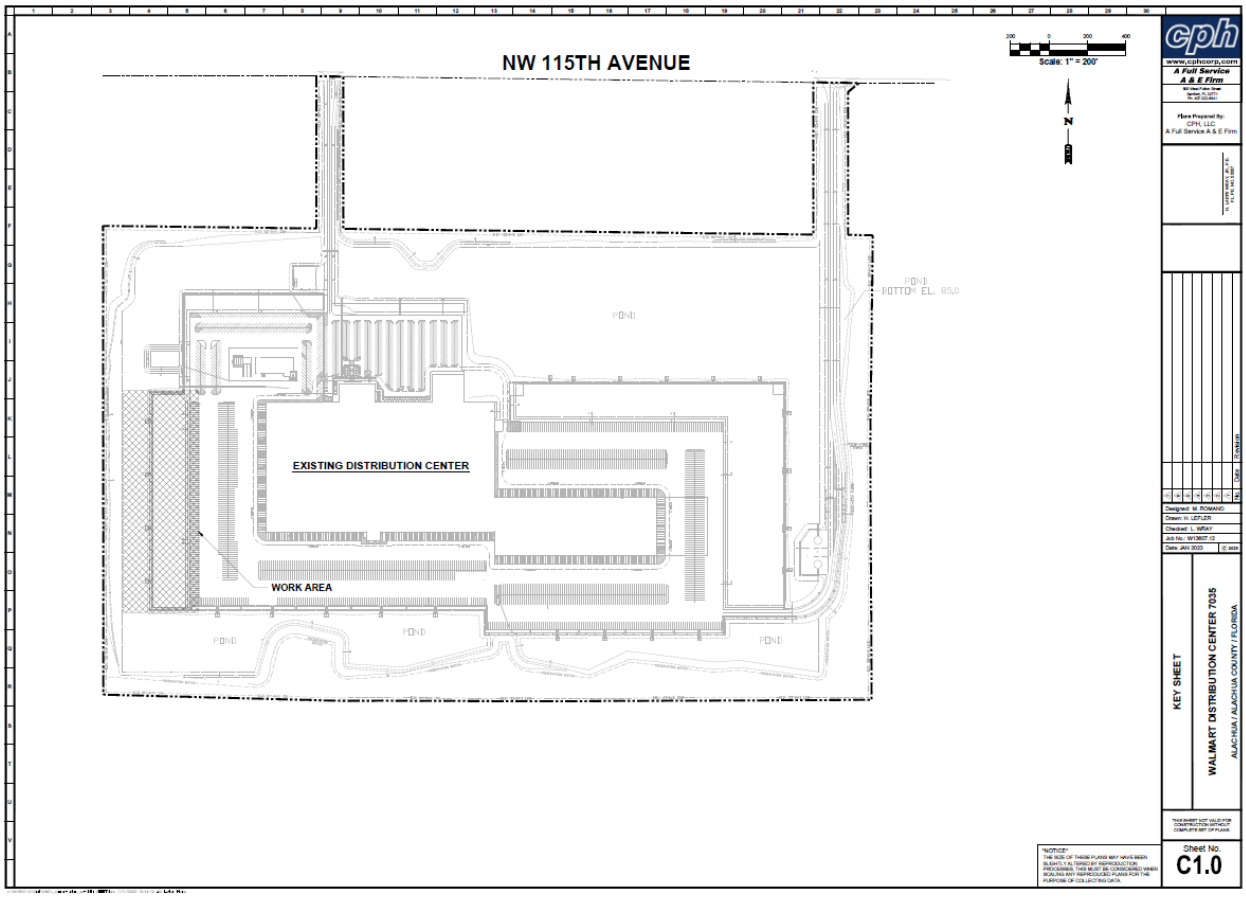
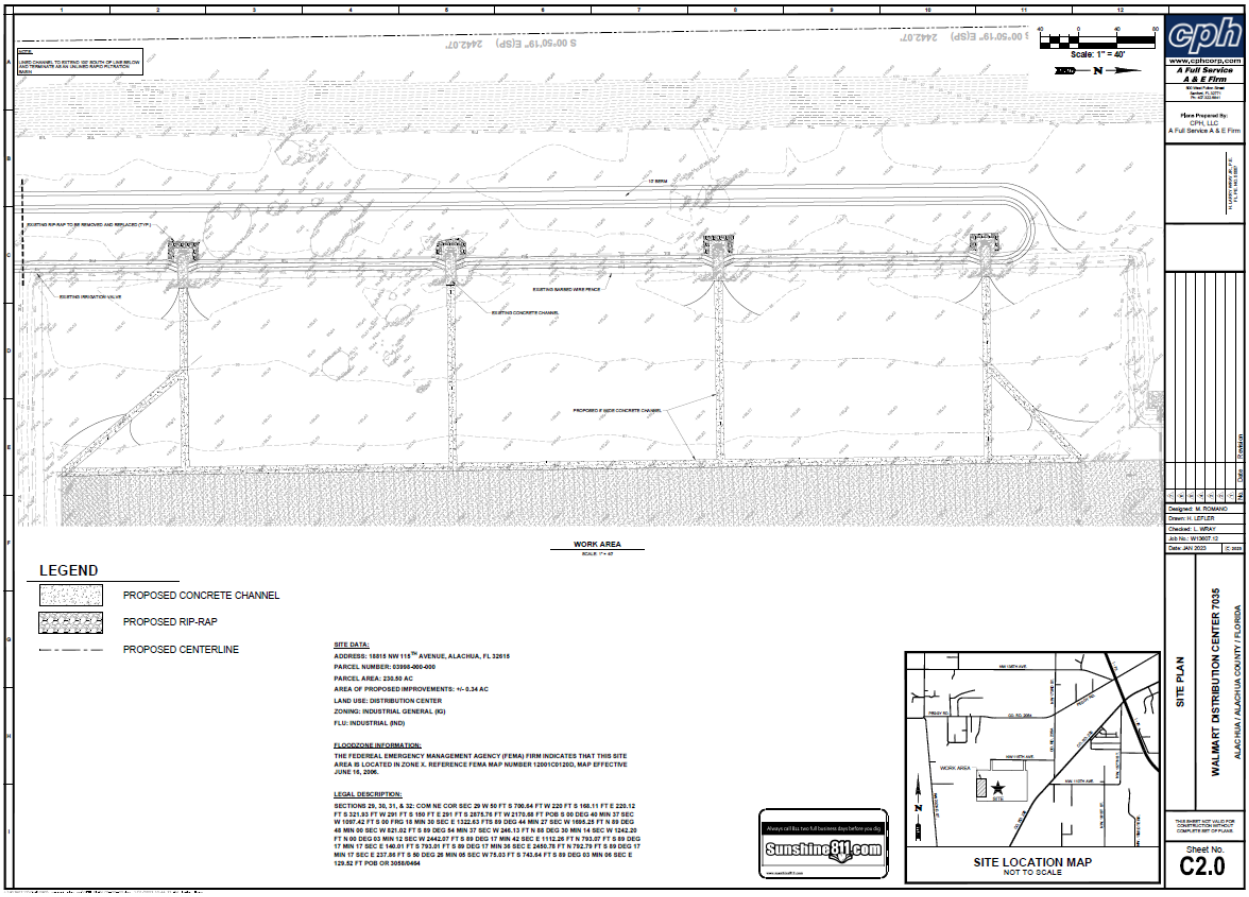


Illustration 2. Wal-Mart Distribution Center #7035 – Stormwater Modifications – Detailed Site Plan



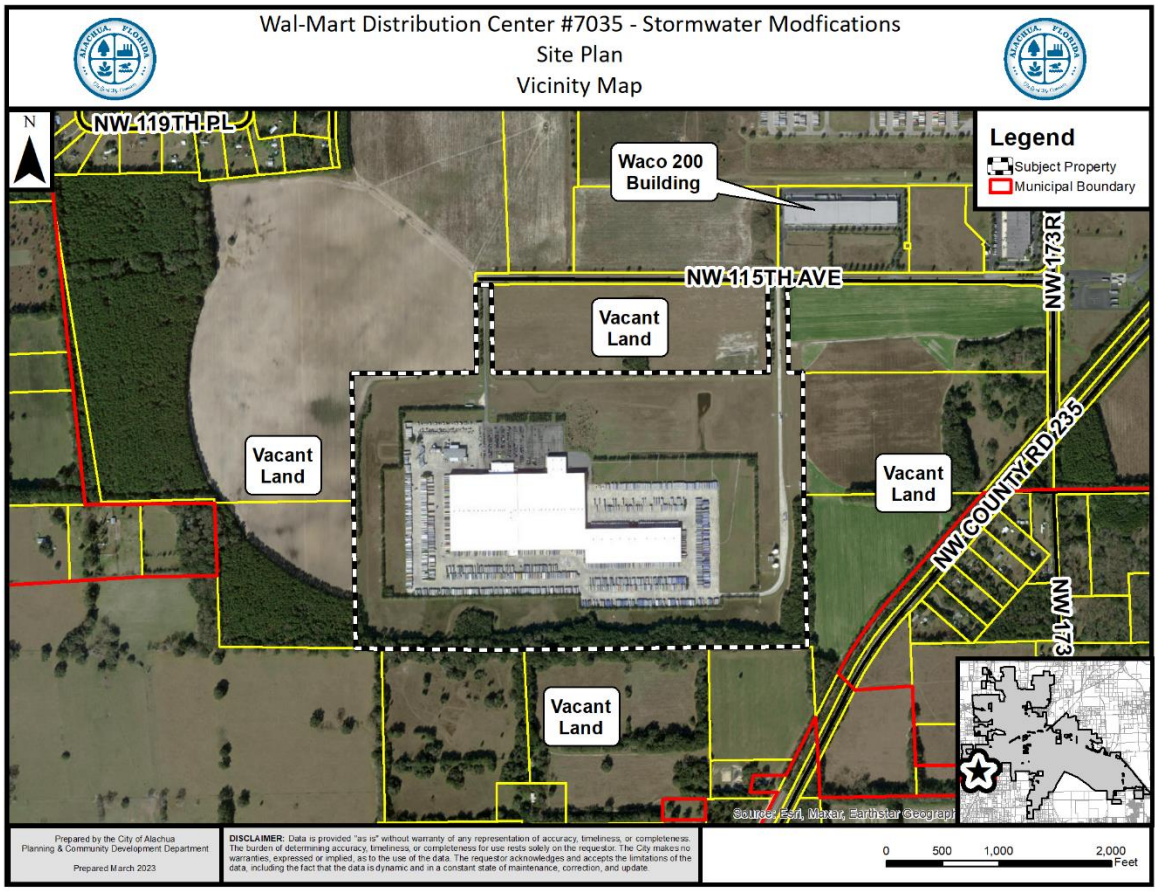
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Industrial	Industrial General (IG)
South	Vacant Land	Agriculture	Agricultural (A)
East	Vacant Land	Industrial	Industrial General (IG)
West	Vacant Land	Industrial	Industrial General (IG)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on December 30, 2022 at the Alachua Library Branch Meeting Room, located at 14913 NW 140th Street. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The intended use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

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: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

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

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

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

Transportation Element

Objective 1.1: Level of Service

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

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

Community Facilities Element

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

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

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

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

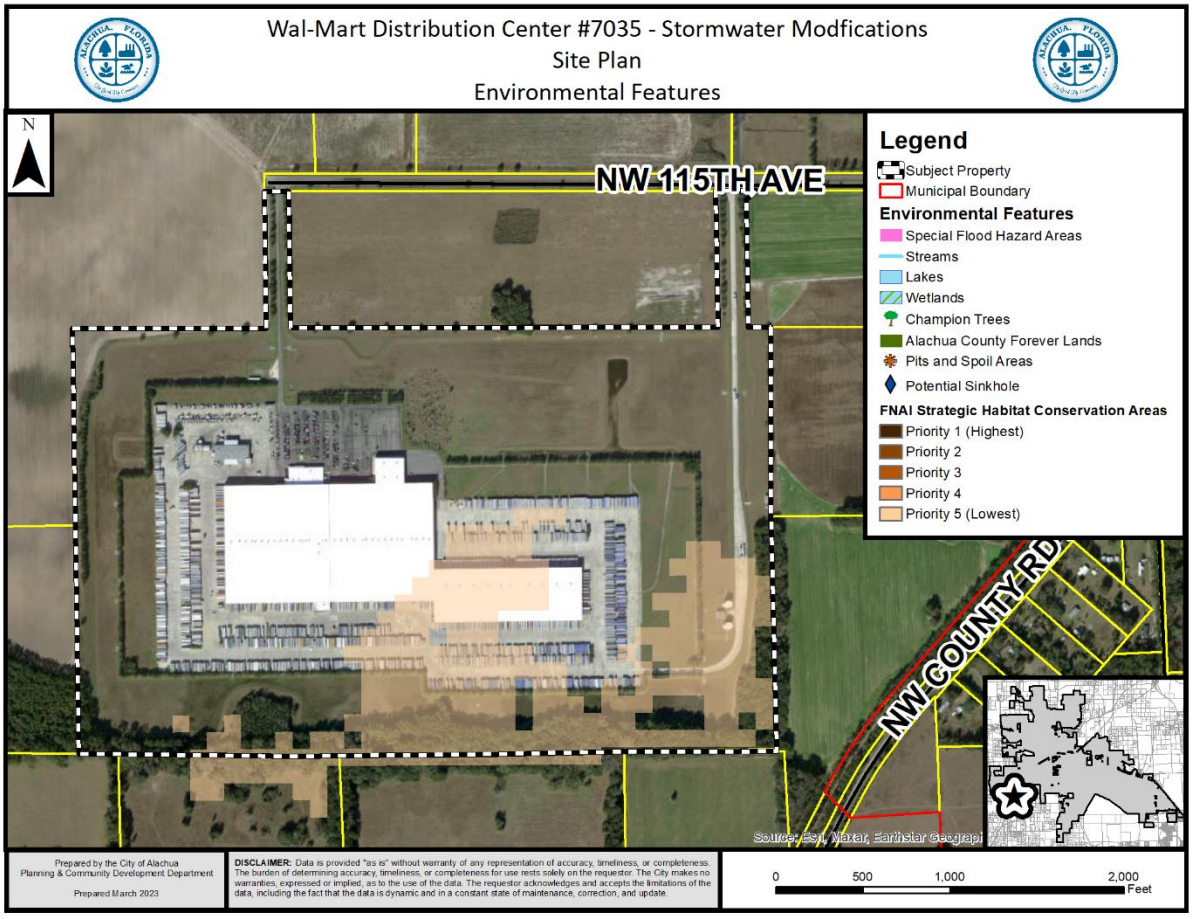
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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. Portions of the subject property are identified as "Priority 5" within the FNAI PNA data layer, however, the site is presently developed and all proposed modifications are located outside of the "Priority 5" area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant

cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

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

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.

Gainesville Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

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

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 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 proposed modifications to the stormwater system are intended to limit the potential for sinkhole development. Therefore, the proposed modifications will reduce the potential for impacts to karst features.

Wellfield Protection Zones

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

Evaluation: 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 Industrial General (IG). The existing use located on the subject property is categorized as a "Distribution Warehouse" and is a permitted use within the IG 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: Use-Specific Standards are established for distribution warehouses in Section 4.3.4(D)(1):

4.3.4(L)(1) *Warehouse and freight movement.*

(1) *Parcel services; truck or freight terminal; warehouse (distribution or storage).* Parcel services, truck or freight terminals or warehouses (distribution or storage) shall comply with the following standards:

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

Staff Comment: The subject property is not located within 250 feet of a school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate storage areas within a required setback or buffer.

Staff Comment: No storage is proposed by the site modifications.

(c) *Landscaping.* Landscape front building setback areas to provide a buffer between the right-of-way and storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way. Landscaping shall be provided in accordance with Section 6.2.2, Landscaping standards.

Staff Comment: The site has been previously developed and no modifications are proposed which necessitates compliance with Section 6.2.2.

(d) *Screening.* Screen all outside storage areas that abut a public right-of-way with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.

Staff Comment: No outdoor storage is proposed by the site modifications.

(e) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Staff Comment: A public address system/outdoor speakers are not proposed by the site modifications.

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

Staff Comment: No changes to the existing vehicular circulation patterns are proposed by the site modifications.

(g) *Access.* Have direct access onto an arterial or major collector road.

Staff Comment: No changes to site access points are proposed by the site modifications.

(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*.

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

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

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

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

PUBLIC FACILITIES IMPACT

The proposed modifications to the stormwater system will not result in any additional utility demand or additional traffic. The intent of this development is to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property.

Section 10.2 of the City's LDRs defines a 'de minimis impact' as "*an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route*."

Since the proposed development will not result in any additional traffic, the development's impacts are considered de minimis.

EXHIBIT "A"
TO
WAL-MART DISTRIBUTION CENTER #7035
STORMWATER MODIFICATIONS

SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
2. The Applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Condition 1 as stated herein.

EXHIBIT "B"

TO

WAL-MART DISTRIBUTION CENTER #7035
STORMWATER MODIFICATIONS
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

March 29, 2023

Sent by electronic mail to shannon.jernigan@walmart.com

Shannon Jernigan
Senior Manager
Wal-Mart Stores East, LP
2501 SE J Street
Suite B
Bentonville, AR 72712

RE: Planning & Zoning Board (PZB) Public Hearing: Wal;-Mart Distribution Center #7035 Site Plan Application – Stormwater Improvements

Dear Ms. Jernigan:

On March 23, 2023, the City of Alachua received your revised application and materials for a Site Plan submitted for modifications of the existing stormwater system at Wal-Mart Distribution Center #7035. 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 **April 18, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 4, 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, April 4, 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, April 17, 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*)
H. Larry Wray, P.E., CPH, Inc. *(by electronic mail)*
Mark Romano, E.I., CPH, Inc. *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

March 28, 2023

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

Re: Walmart Distribution Center

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 20, 2023

Sent by electronic mail to shannon.jernigan@walmart.com

Shannon Jernigan
Senior Manager
Wal-Mart Stores East, LP
2501 SE J Street
Suite B
Bentonville, AR 72712

RE: Second Planning Assistance Team (PAT) Review: Wal-Mart Distribution Center #7035 Site Plan Application – Stormwater Improvements

Dear Ms. Jernigan:

On March 8, 2023, the City of Alachua received your revised application for a Site Plan submitted on for modifications of the existing stormwater system at Wal-Mart Distribution Center #7035. The application proposes to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property. The subject property is located at 18815 NW 115th Avenue (Tax Parcel 03998-000-000). The revised application received on March 8, 2023 was submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated February 22, 2023.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

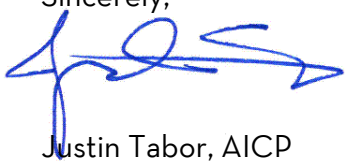
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, March 27, 2023**. Materials may be submitted electronically to the project planner.

Please address the following:

1. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 17, 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

Attachment

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)*
H. Larry Wray, P.E., CPH, Inc. *(by electronic mail)*
Mark Romano, E.I., CPH, Inc. *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

March 17, 2023

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

Re: Walmart Distribution Center

Dear Mr. Tabor:

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

Stormwater Calculations

1. In review of the previously permitted Wal-Mart drainage system, it appears that the incorrect geotechnical borings were used in the calculations. Borings R-1 – R-6 appear to be used in the stormwater pond which will be modified as a part of this project.
2. Comment states that “no vertical infiltration is possible”. It appears that the stormwater calculations and ICPR inputs include a vertical infiltration. Please clarify report.

Sincerely,

Christopher Potts

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

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: **Mar 16, 2022**

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

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

TR 3/14/2023

RE: **Wal-Mart Distribution Center Site Plan**

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

NO.	COMMENTS
1	**Comment on Jan, 2023 Submittal** **Sheet SW-2** Phase 2, Note 4 discusses installing a Rapid Infiltration Basin. The reviewer does not recall any instance in which "Rapid Infiltration Basin" is called out on any site plan sheet. Please call out "Rapid Infiltration Basin" on at least one site plan sheet. Please **submit** response and **resubmit** applicable sheets. **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(s). (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 Mar, 2023 Submittal**

NO.	COMMENTS
	Approved
	END OF COMMENTS

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 22, 2023

Sent by electronic mail to shannon.jernigan@walmart.com

Shannon Jernigan
Senior Manager
Wal-Mart Stores East, LP
2501 SE J Street
Suite B
Bentonville, AR 72712

RE: Planning Assistance Team (PAT) Summary: Wal-Mart Distribution Center #7035 Site Plan Application – Stormwater Improvements

Dear Ms. Jernigan:

On January 18, 2023, the City of Alachua received your application for a Site Plan submitted on for modifications of the existing stormwater system at Wal-Mart Distribution Center #7035. The application proposes to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property. The subject property is located at 18815 NW 115th Avenue (Tax Parcel 03998-000-000).

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 may be scheduled upon request.

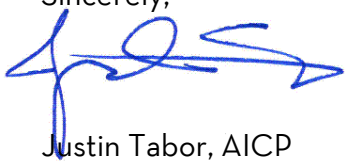
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, March 8, 2023**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP 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. *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 13, 2023.
   b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated February 16, 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)*
H. Larry Wray, P.E., CPH, Inc. *(by electronic mail)*
Mark Romano, E.I., CPH, Inc. *(by electronic mail)*
Project File

City of
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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 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 2/9/2023

RE: **Wal-Mart Distribution Center Site Plan**

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

NO.	COMMENTS
1	**Comment on Jan, 2023 Submittal** **Sheet SW-2** Phase 2, Note 4 discusses installing a Rapid Infiltration Basin. The reviewer does not recall any instance in which "Rapid Infiltration Basin" is called out on any site plan sheet. Please call out "Rapid Infiltration Basin" on at least one site plan sheet. Please **submit** response and **resubmit** applicable sheets. **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(s). (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
END OF COMMENTS	

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

February 16, 2023

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

Re: Walmart Distribution Center

Dear Mr. Tabor:

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

General Comments

1. Please provide stormwater calculations showing that the basin system still has the necessary capacity with the liner being added to a portion of the system.

C3.00 – Site Grading Plan

2. Please label proposed contours for clarity.

C4.00 – Details

1. Due to the large amount of sheet flow coming from the impervious surface of the parking lot and distribution center, JBPro has concerns that the channel section will not be large enough. Have ditch sizing calculations been done to further examine this?
2. Please provide additional specifications on the installation and material for the pond liner.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

RE: Request for Review - Wal-Mart Distribution Center #7035 Site Plan - Stormwater Modifications

From : Silver Ware <sware@alachuacounty.us> Mon, Jan 30, 2023 03:09 PM

Subject : RE: Request for Review - Wal-Mart Distribution Center #7035 Site Plan - Stormwater Modifications 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

ACFR has no comment

Thanks Chip

Silver Ware
Fire Prevention Officer Level 1
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, January 30, 2023 3:05 PM
To: John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Mark Avery <ma_avery@cityofalachua.org>; Marian Rush <ma_rush@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>
Subject: Request for Review - Wal-Mart Distribution Center #7035 Site Plan - Stormwater Modifications

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

PAT Members,

The Planning Department has received a new Site Plan application from CPH, Inc. submitted on behalf of Wal-Mart Stores East, LP. The application proposes to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property. The subject property is located at 18815 NW 115th Avenue (Tax Parcel 03998-000-000).

Project Review Schedule
Initial Application Submittal: January 18, 2023
Completeness Review Letter Issued and Application Deemed Complete: January 26, 2023
PAT Comments Deadline: Monday, February 13, 2023
Staff PAT Meeting: TBD
Applicant PAT Meeting: TBD

Please review the application and provide any comments in writing no later than **5 PM on Monday, February 13, 2023.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:
Plans
All Application Materials

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 26, 2023

Sent by electronic mail to shannon.jernigan@walmart.com

Shannon Jernigan
Senior Manager
Wal-Mart Stores East, LP
2501 SE J Street
Suite B
Bentonville, AR 72712

RE: Completeness Review: Wal-Mart Distribution Center #7035 Site Plan Application – Stormwater Improvements

Dear Ms. Jernigan:

On January 18, 2022, the City of Alachua received your application for a Site Plan submitted on for modifications of the existing stormwater system at Wal-Mart Distribution Center #7035. The application proposes to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property. The subject property is located at 18815 NW 115th Avenue (Tax Parcel 03998-000-000).

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 Thursday, February 2, 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. **Agent Authorization.** An Authorized Agent Affidavit has been submitted, however, this affidavit does not authorize an individual with the consulting firm (CPH, Inc.) to act on the owner's behalf. If the owner intends for CPH, Inc. to coordinate directly with the City regarding this application, please submit an updated Authorized Agent Affidavit.

2. **Site Plan Application Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis or statement of de minimis impacts has not been submitted. Note – a sample statement/analysis may be provided on request.

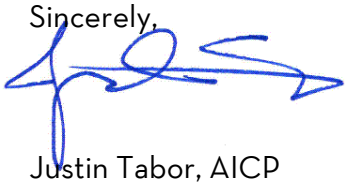
3. **Site Plan Application Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been submitted. Note – a sample analysis may be provided on request.

4. **Site Plan Application Attachment #6, Mailing Labels.** Mailing labels of all property owners within 400 feet of the subject property and of those persons/organizations on file with the City to receive notice of public hearings were not submitted.

5. **Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD).** An ERP modification from SRWMD or documentation confirming such application has been submitted to SRWMD was not submitted.

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,



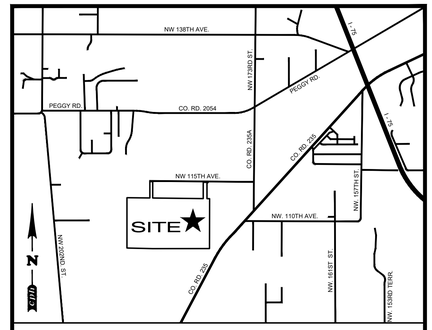
Justin Tabor, AICP
Principal Planner

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)*
Larry Wray, P.E., CPH, Inc. *(by electronic mail)*
Mark Romano, E.I., CPH, Inc. *(by electronic mail)*
Project File

SITE IMPROVEMENT PLANS FOR

Walmart

DISTRIBUTION CENTER 7035-505
18815 NW 115TH AVENUE
ALACHUA, FLORIDA 32615



SITE LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

WAL-MART STORES, INC.
2501 SE J STREET
BENTONVILLE, ARKANSAS 72712
(479) 273-4909
ATTN. SHANNON JERNIGAN

ENGINEER

CPH, LLC
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN: H. LARRY WRAY JR., P.E.

SOILS CONSULTANT

UNIVERSAL ENGINEERING SCIENCES, INC.
4475 SW 35TH TERRACE
GAINESVILLE, FLORIDA 32608
(352) 372-3392
ATTN: EDUARDO SUAREZ, P.E.

PERMITTING AGENCY

CITY OF ALACHUA
15100 NW 142ND TERRACE
ALACHUA, FL 32615
(386) 418-6100
ATTN: MIKE DaROZA

PERMITTING AGENCY

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 CR 49
LIVE OAK, FL 32060
(386) 362-1001
ATTN: ASHLEY STEFANIK

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY-	OTHERS RESPONSIBILITY-
TELEPHONE		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	
ELECTRIC		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	
SANITARY SEWER		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	
WATER		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	
STORM SEWER		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	
GAS		- PROTECT EXISTING SERVICES TO THE BUILDING - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITES SHALL BE PAID FOR BY CONTRACTOR AT NO ADDITIONAL COST	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

NOTE:
THE SITEWORK FOR THE WAL-MART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "WAL-MART STANDARD SITEWORK SPECIFICATIONS."

INDEX OF SHEETS

C0.1	COVER SHEET
C1.0	KEY SHEET
C2.0	SITE PLAN
C3.0	SITE GRADING PLAN
C4.0	DETAILS
SW-1	SWPPP NOTES
SW-2	SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
SW-3	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN
SW-4	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN
SW-5	SWPPP DETAILS
SW-6	SWPPP DETAILS
SW-7	SWPPP DETAILS
V0.1	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.1	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.2	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.3	BOUNDARY AND TOPOGRAPHIC SURVEY

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NOTICE
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cph
www.cphcorp.com
A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY WRAY, JR. P.E.
FL. PE NO. 15507

CELEBRATING 40 +YEARS

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023
© 2023

COVER SHEET

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

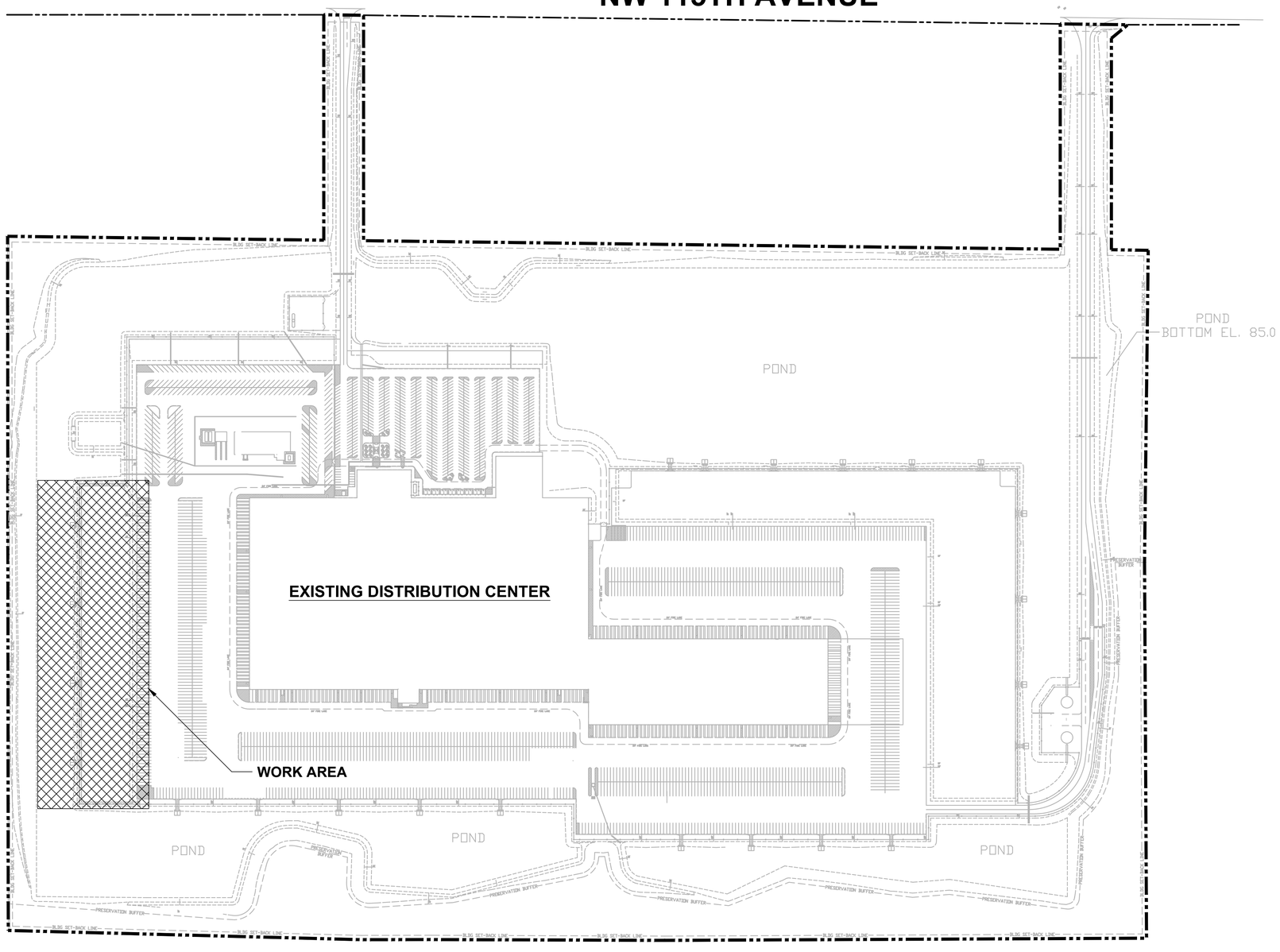
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.1

NW 115TH AVENUE

200 0 200 400
Scale: 1" = 200'

N



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Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY HRAY, JR. P.E.
FL. PE NO. 55507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

KEY SHEET

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

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Sheet No.
C1.0

NOTE:

CHANNEL TO EXTEND 150 SOUTH OF LINE BELOW, WITH LAST 50' BEING UNLINED.

S 00°50'19" E(SP) 2442.07'

S 00°50'19" E(SP) 2442.07'

40 0 40 80

Scale: 1" = 40'

N

10' BERM

EXISTING RIP-RAP TO BE REMOVED AND REPLACED (TYP.)

EXISTING IRRIGATION VALVE

EXISTING CONCRETE CHANNEL

EXISTING BARBED WIRE FENCE

PROPOSED 8' WIDE CONCRETE CHANNEL

WORK AREA

SCALE: 1" = 40'

LEGEND

PROPOSED CONCRETE CHANNEL

PROPOSED RIP-RAP

PROPOSED CENTERLINE

SITE DATA:

ADDRESS: 18815 NW 115TH AVENUE, ALACHUA, FL 32615

PARCEL NUMBER: 03998-000-000

PARCEL AREA: 230.50 AC

AREA OF PROPOSED IMPROVEMENTS: +/- 0.34 AC

LAND USE: DISTRIBUTION CENTER

ZONING: INDUSTRIAL GENERAL (IG)

FLU: INDUSTRIAL (IND)

FLOODZONE INFORMATION:

THE FEDEREAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM INDICATES THAT THIS SITE AREA IS LOCATED IN ZONE X. REFERENCE FEMA MAP NUMBER 12001C0120D, MAP EFFECTIVE JUNE 16, 2006.

LEGAL DESCRIPTION:

SECTIONS 29, 30, 31, & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11 FT E 220.12 FT S 321.93 FT W 291 FT S 150 FT E 291 FT S 2875.76 FT W 2170.68 FT POB S 00 DEG 40 MIN 37 SEC W 1097.42 FT S 00 FRG 18 MIN 30 SEC E 1322.63 FTS 89 DEG 44 MIN 27 SEC W 1695.25 FT N 89 DEG 48 MIN 00 SEC W 821.02 FT S 89 DEG 54 MIN 37 SEC W 246.13 FT N 88 DEG 30 MIN 14 SEC W 1242.20 FT N 00 DEG 03 MIN 12 SEC W 2442.07 FT S 89 DEG 17 MIN 42 SEC E 1112.26 FT N 793.07 FT S 89 DEG 17 MIN 17 SEC E 140.01 FT S 793.01 FT S 89 DEG 17 MIN 36 SEC E 2450.78 FT N 792.79 FT S 89 DEG 17 MIN 17 SEC E 237.86 FT S 50 DEG 26 MIN 05 SEC W 75.03 FT S 743.64 FT S 89 DEG 03 MIN 06 SEC E 129.52 FT POB OR 3058/0464

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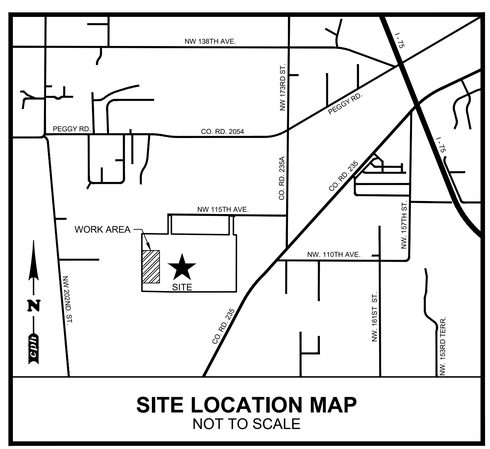

SITE LOCATION MAP
NOT TO SCALE

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Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY WRAY JR. P.E.
FL. PE NO. 73507

No.	Date	Revision
6	3/8/2023	REVISED PER CITY OF ALACHUA COMMENTS

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SITE PLAN

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

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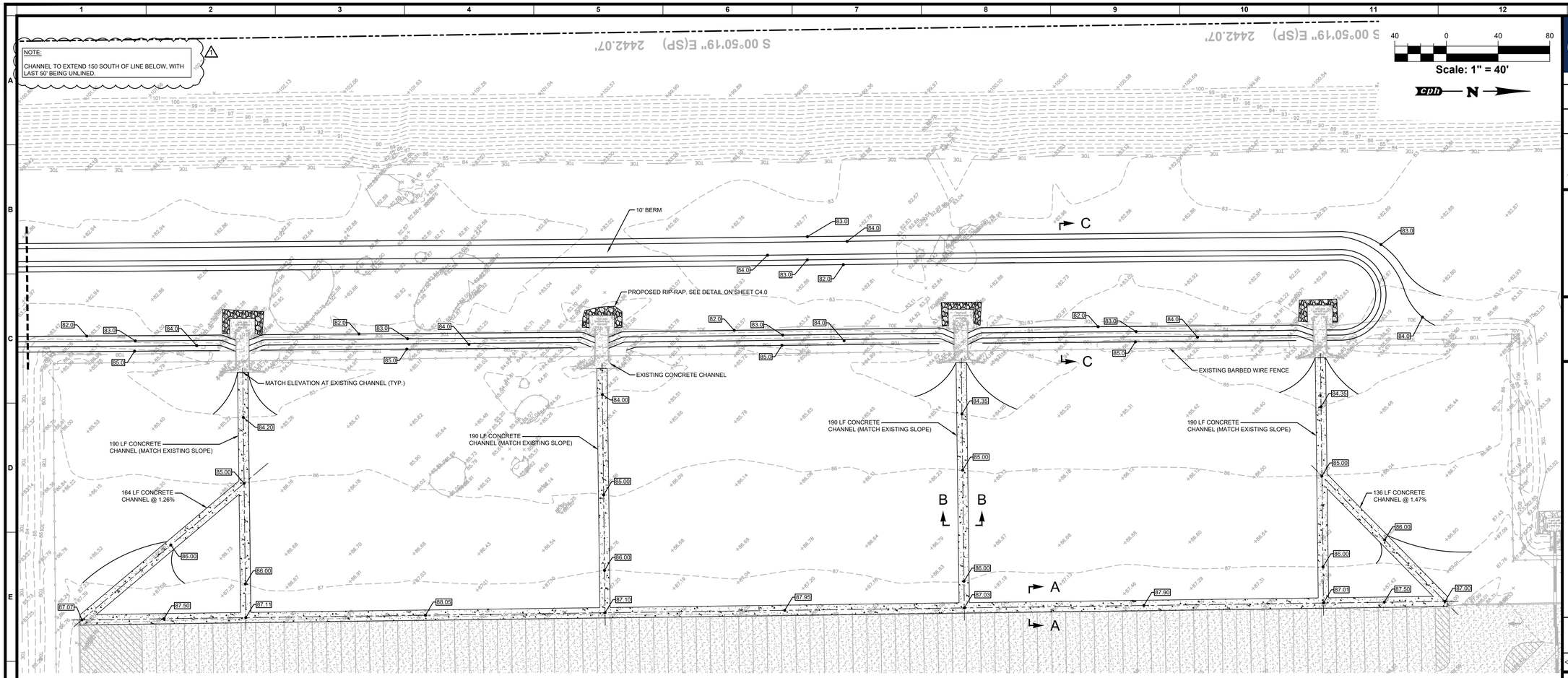
Sheet No.
C2.0



Scale: 1" = 40'

WORK AREA
SCALE: 1" = 40'

LEGEND

- PROPOSED CONCRETE CHANNEL
- PROPOSED CONTOUR
- PROPOSED CENTERLINE
- XX.XX PROPOSED ELEVATION
- PROPOSED RIP-RAP

NOTE:

ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS.
ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

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GRADING

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

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Plans Prepared By:
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A Full Service A &E Firm

H. LARRY HYRAY JR. P.E.
FL. PE NO. 53507

No.	Date	Revision
1	3/8/2023	REVISED PER CITY OF ALACHUA COMMENTS

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SITE GRADING PLAN

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

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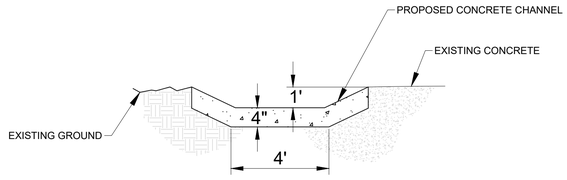
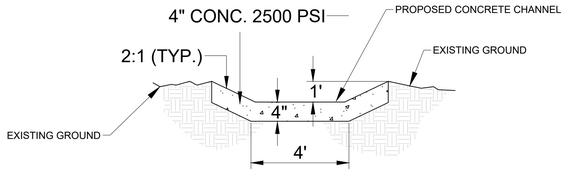
Sheet No.
C3.0



SECTION "A"-"A"



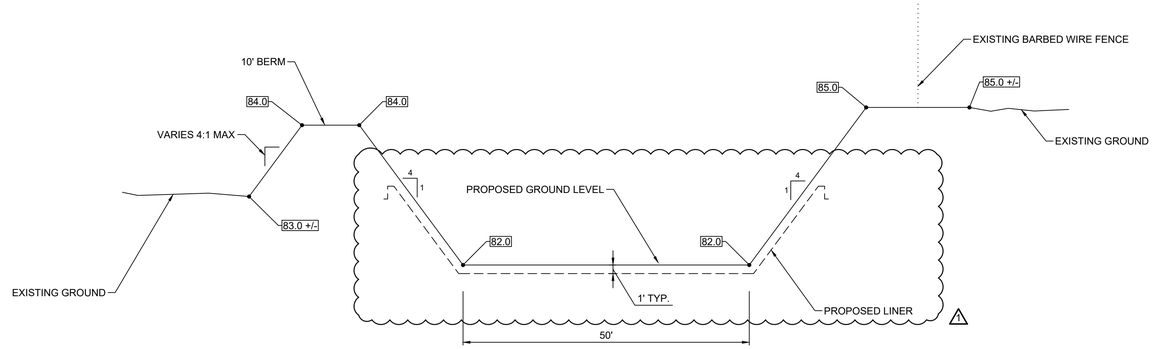
SECTION "B"-"B"

NOTES:

1. CONCRETE IS TO BE 28 DAY COMPRESSION STRENGTH, 2,500 P.S.I., 4" THICK MINIMUM.
2. COMPACT SUB-GRADE TO 95% MAX. DENSITY ASTM D1557.
3. CHANNEL IS TO HAVE 1/2" RADIUS TOOLED JOINT OR 1" DEEP SAWED JOINT EVERY 5' (TYP.)
4. A 1/4" THICK PRE-MOLDED EXPANSION JOINT FILLER, EXTENDING THE ENTIRE WIDTH OF THE CHANNEL IS TO BE PLACED EVERY 35' MAXIMUM SPACING.

Channel Detail

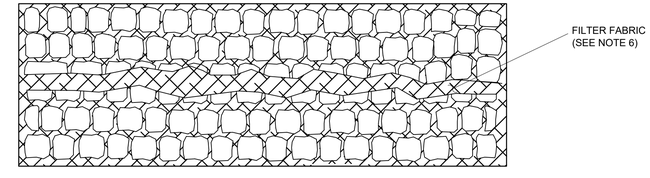
N.T.S.



SECTION "C"-"C"

NOTE:

SOD BOTTOM, SLOPES, AND BERM TOP

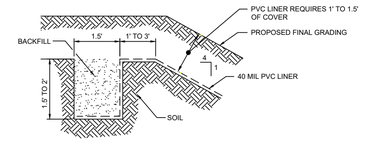


NOTE:

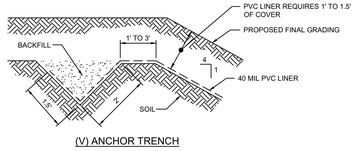
1. RIP-RAP SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 530 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. PLACE RIP-RAP IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
3. GRADE SUBGRADE BELOW RIP-RAP PAD SMOOTHLY BEFORE PLACING THE STONES.
4. SEE PLAN FOR DIMENSIONS OF PAD.
5. ALL STONES SHALL BE SPACED 1'-3" APART AND PLACED BY HAND.
6. RIP-RAP SHALL BE PLACED ON TOP OF FILTER FABRIC EXTENDING FULL LENGTH AND WIDTH OF PLACEMENT (MIRAFI 140N OR TYPAR OR APPROVED EQUAL.)
7. RIP-RAP LAYER THICKNESS SHALL BE APPROXIMATELY 1.5 TO 2.0 TIMES THE D50 RIP-RAP SIZE.

RIP-RAP PAD

N.T.S.



STANDARD ANCHOR TRENCH



(V) ANCHOR TRENCH

PVC LINER TYPICAL ANCHOR TRENCH DETAILS

N.T.S.

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A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY HYRAY JR. P.E.
FL. PE NO. 53557

No.	Date	Revision
1	3/8/2023	REVISED PER CITY OF ALACHUA COMMENTS

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

DETAILS

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C4.0

J:\W13607.12\Civil\DWG_Current_Plan_Set\w13607_Current_Plan_Set\SITE PLAN 01-20-22.dwg, 3/8/2023 3:00:00 PM, Lefler, Hope,

GENERAL NOTES

A. **PROJECT OFFICE WALL SWPPP POSTINGS:** THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.

B. **PERMITTED PROJECT AREA:** FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN AND THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 0.39 AC.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. **SPECIAL PROJECT AREAS:** THERE ARE 0.39 AC OF IMPROVEMENTS THAT ARE LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA. THESE AREAS WILL REQUIRE INSPECTION AND MAINTENANCE ASSOCIATED WITH THE OVERALL CONSTRUCTION PROJECT.

NON-STORMWATER DISCHARGES:

D.1 THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT ARE INCLUDED IN PART 3.2 OF THE GENERIC PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERIC PERMIT:

1. DISCHARGES FROM FIREFIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHINGS;
3. WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES (WASTEWATERS FROM A MORE THOROUGH CLEANING, INCLUDING THE USE OF DETERGENTS OR OTHER CLEANERS IS NOT AUTHORIZED BY THIS PERMIT);
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS;
6. LANDSCAPE IRRIGATION WATER AND DRAINAGE;
7. ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED;
8. PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS;
9. AIR CONDITIONING CONDENSATE;
10. SPRINGS WATER;
11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS; AND
12. NON-CONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 **POWER WASHING:** PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D.3 **DISCHARGE POINTS:** ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-320-0519, HTTP://DEP.STATE.FL.US/OER/REPORTABLE_INCIDENT.HTM)

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62-780.210

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62-780.560(1), F.A.C., SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO, OR EXCEEDING, 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FDEP OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE EPA LISTS AT HTTP://WWW2.EPA.GOV/EPCRA/CONSOLIDATED-LIST-LISTS

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.

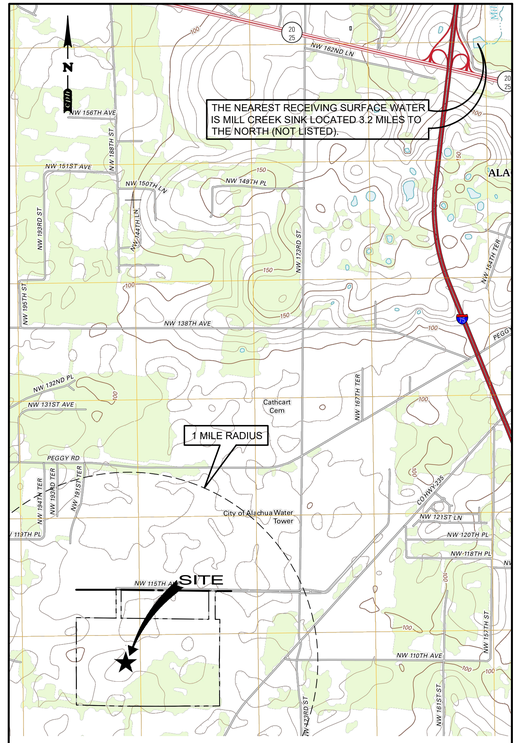
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

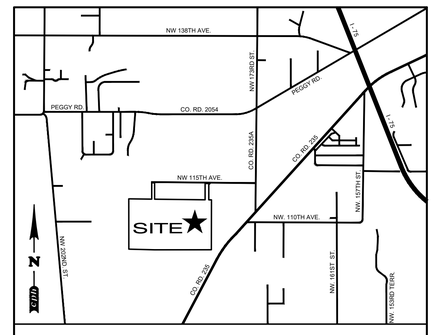
4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

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

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



USGS QUADRANGLE MAP
1" = 2000'
ALACHUA FL. SECS. 29,30,31,32, TNSHP. 8 S, RNGE. 18 E
LAT: 29° 45' 21.49" N. LON: 82° 32' 26.94" W



SITE LOCATION MAP
NOT TO SCALE

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DEVELOPER:	OWNER:
WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN	WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN

SITE OPERATOR/GENERAL CONTRACTOR: _____

SUPERINTENDENT: _____

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
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Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY HYNDY JR. P.E.
FL. PE NO. 53507

No.	Date	Revision

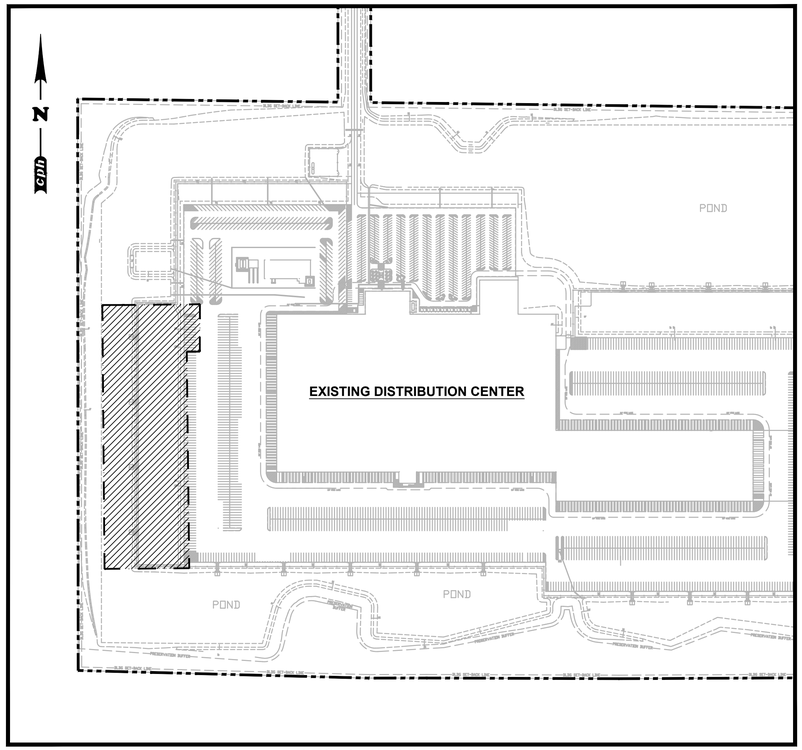
Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SWPPP NOTES

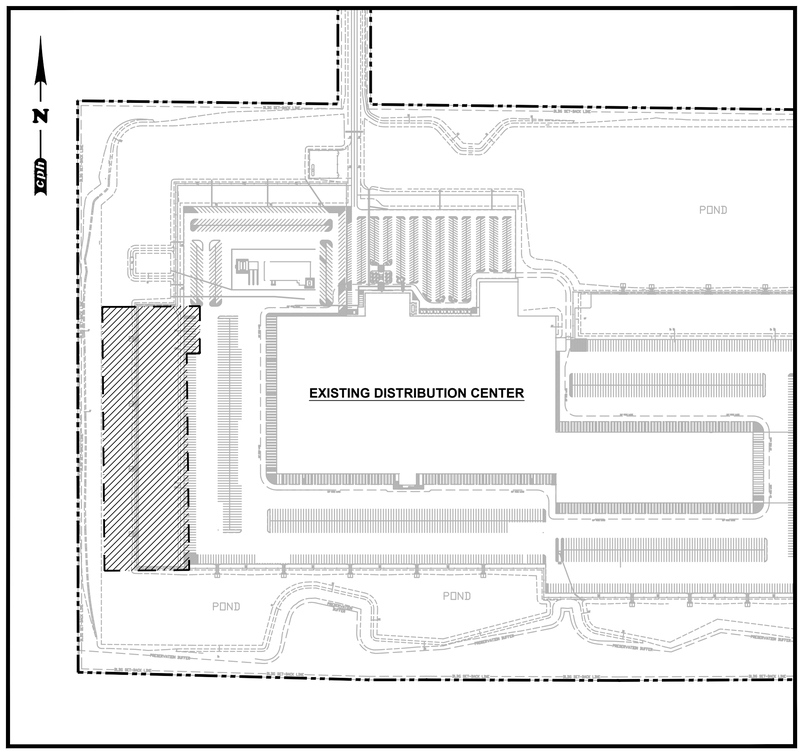
WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
SW-1



PHASE 1 LIMITS OF WORK
NOT TO SCALE



PHASE 2 LIMITS OF WORK
NOT TO SCALE

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.**
3. **INSTALL PERIMETER SEDIMENT CONTROL BMPs IN THE VICINITY OF, AND DOWN GRADIENT FROM THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. **INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS AND SET THE PROJECT OFFICE TRAILER.**
5. **PREPARE TEMPORARY PARKING AND STORAGE AREA.**
6. **HALT ALL ACTIVITIES**

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.

PHASE 2

1. **INSTALL APPROPRIATE PERIMETER BMP CONTROLS AND INLET PROTECTION DEVICES AS WORK PROGRESSES, PER BMP DETAILS.**
2. **BEGIN DEMOLITION, CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME**
3. **BEGIN GRADING THE SITE.**
4. **BEGIN INSTALLATION OF PROPOSED CHANNEL AND ASSOCIATED BERM. INSTALL CHECK DAMS AS CONSTRUCTION PROGRESSES.**
5. **INSTALL CONCRETE CHANNELS AND REPAIR EXISTING SINKHOLES PER PLAN SPECIFICATIONS.**
6. **TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.**
7. **IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.**
8. **REMOVE CHECK RING, SACRIFICIAL SAND FILTER AND CHECK DAMS. STABILIZE ANY DISTURBED AREAS.**
9. **COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.**
10. **OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:**
    - **A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),**
    - **B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OFTEMPORARY BMPS, AND**
    - **C. ASK THE CM TO CONTACT THE CEC TO COMPLETE THE CEC PRE-NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).**
11. **CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.**

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENATION CONTROL OPERATION TIME SCHEDULE ON SHEET SW-7.

LEGEND

LIMITS OF DISTURBANCE

PERMITTED LIMITS OF DISTURBANCE

LIMITS OF WORK

MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER/DEVELOPER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

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DEVELOPER:	OWNER:
WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN	WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN

SITE OPERATOR/GENERAL CONTRACTOR: _____

SUPERINTENDENT: _____

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY HYRAY JR, P.E.
FL. PE NO. 53450

No.	Date	Revision
1	3/8/2023	REVISED PER CITY OF ALACHUA COMMENTS

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
SW-2

J:\W13607.12\Civil\DWG_current_plan_set\SWPPP NOTES.dwg, 3/8/2023 3:00:45 PM, Lefler, Hope,

NOTE:

LOD TO EXTEND AROUND LIMITS OF CHANNEL NOT SHOWN ON THIS SHEET

EXISTING RIP-RAP TO BE REMOVED AND REPLACED (TYP.)

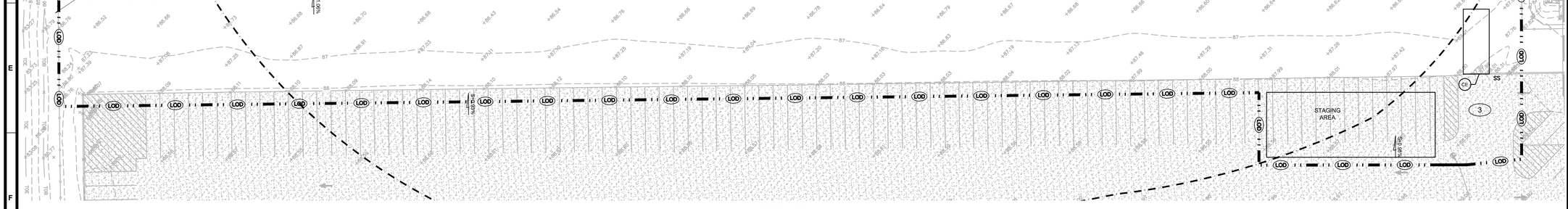
EXISTING CONCRETE CHANNEL (TYP.)

EXISTING BARBED WIRE FENCE

EXISTING BARBED WIRE FENCE

STAGING AREA

S 00°50'19" E(SP) 2442.07'



WORK AREA

SCALE: 1" = 40'

40 0 40 80

Scale: 1" = 40'

LEGEND

SITE FEATURES

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- XX — EXISTING CONTOUR ELEVATIONS
- SOIL BOUNDARY
- S=0.0% — SLOPE ARROW

EROSION DETAILS

- CE — CONSTRUCTION EXIT

EROSION NOTES

- 3 — ARREDONDO FINE SAND, 0 TO 5% SLOPES
- 35 — GAINESVILLE SAND, 0 TO 5% SLOPES

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF PK NAIL & DISC WITH "TRAVERSE" LB #7143 LOCATED IN THE EXISTING PARKING LOT
NORTHING: 280634.71
EASTING: 2588794.92
ELEV. = 88.62 (NAVD 88')

DISCHARGE NOTE:
THE SITE IS A CLOSED BASIN UNDER NORMAL DESIGN CIRCUMSTANCES, ALL STORM WATER RUNOFF IS RETAINED ONSITE AND INFILTRATED WITHIN THE STORM WATER PONDS; IN THE CASE OF AN EXTREME EVENT, THE NEAREST RECEIVING SURFACE WATER IS MILL CREEK SINK LOCATED 3.2 MILES TO THE NORTH.

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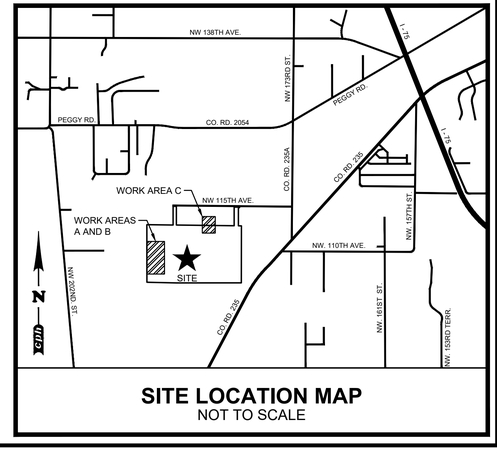
NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEVELOPER:	OWNER:
WAL–MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273–4909 ATTN. SHANNON JERNIGAN	WAL–MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273–4909 ATTN. SHANNON JERNIGAN
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



SITE LOCATION MAP
NOT TO SCALE

cph
www.cphcorp.com
A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY HYMAN, JR. P.E.
FL. PE NO. 73507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023

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PHASE 1 EROSION AND SEDIMENT CONTROL PLAN

WALMART DISTRIBUTION CENTER 7035

ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
SW-3

NOTE:

LOD TO EXTEND AROUND LIMITS OF CHANNEL NOT SHOWN ON THIS SHEET

S 00°50'19" E(SP) 2442.07'

PROPOSED RIP-RAP (TYP.) SEE DETAIL ON SHEET C4.0

PROPOSED 8' WIDE CONCRETE CHANNEL

STAGING AREA

WORK AREA

SCALE: 1" = 40'

Scale: 1" = 40'

LEGEND

SITE FEATURES

- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING CONTOUR ELEVATIONS
- SOIL BOUNDARY
- PROPOSED CONTOUR
- PROPOSED CENTERLINE
- PROPOSED RIP–RAP
- PROPOSED CONCRETE CHANNEL

EROSION DETAILS

- WW – WEIGHTED WATTLE ON PAVEMENT
- SS – SWPPP INFORMATION SIGN

EROSION NOTES

- TS – TEMPORARY STABILIZATION. STABILIZE ONLY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 3 – ARREDONDO FINE SAND, 0 TO 5% SLOPES
- 35 – GAINESVILLE SAND, 0 TO 5% SLOPES

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

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NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF PK NAIL & DISC WITH "TRAVERSE" LB #7143 LOCATED IN THE EXISTING PARKING LOT
NORTHING: 2806334.71
EASTING: 2588794.92
ELEV. = 88.62 (NAVD 88')

DISCHARGE NOTE:
THE SITE IS A CLOSED BASIN UNDER NORMAL DESIGN CIRCUMSTANCES, ALL STORM WATER RUNOFF IS RETAINED ONSITE AND INFILTRATED WITHIN THE STORM WATER PONDS; IN THE CASE OF AN EXTREME EVENT, THE NEAREST RECEIVING SURFACE WATER IS MILL CREEK SINK LOCATED 3.2 MILES TO THE NORTH.

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SITE OPERATOR/GENERAL CONTRACTOR:	
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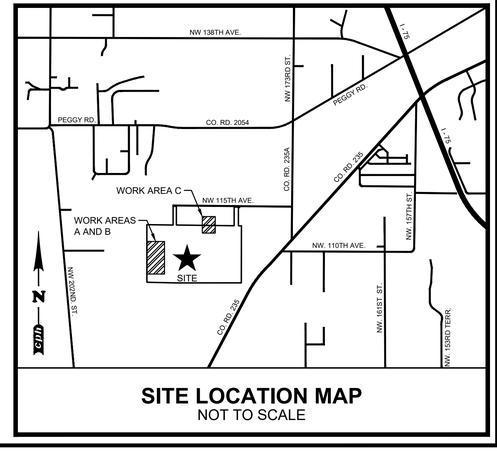

SITE LOCATION MAP

NOT TO SCALE

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Plans Prepared By:
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H. LARRY HYRAY JR, P.E.
FL. PE NO. 53507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

PHASE 2 EROSION AND SEDIMENT CONTROL PLAN

WALMART DISTRIBUTION CENTER 7035

ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
SW-4

NOTES:

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEC).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	

SP STOCKPILES

NOTES:

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CEC.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

LAST REVISED:	WAL–MART STANDARD DETAIL
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DC DUST CONTROL

NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD SOLID WASTE DISPOSAL

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NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HWD HAZARDOUS WASTE DISPOSAL

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JUNE 2013	

NOTES:

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

SAF SANITARY FACILITIES

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

TP TEMPORARY PARKING

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JUNE 2013	

NOTES:

1. PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.
2. THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 7 DAYS , THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.
3. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
4. SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SOIL PREPARATION.
5. AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERIC PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).
6. SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH. HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.
7. ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SEEDING REQUIREMENTS.
8. FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

PS PERMANENT SEEDING, SOD OR MULCHING
N.T.S.

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA MATERIAL LAYDOWN AND STORAGE AREA

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. FLORIDA REGULATIONS DOES NOT PROHIBIT CONCRETE WASHOUT ON-SITE.
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW CEMENT AND CONCRETE WASHOUT

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FPSU FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
2. SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE 02900 PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
3. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERIC PERMIT REQUIREMENTS.
4. VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
5. THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERIC PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
6. RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.
7. ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. THIS SECTION INCLUDES THE CONTROLS OF POLLUTANTS OTHER THAN SEDIMENT AND ADDITIONAL REQUIREMENTS OF THE GENERIC PERMIT.
2. NO ADDITIONAL CONTROLS ARE REQUIRED ON THIS SITE.

OPC OTHER POLLUTANT CONTROLS

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
2. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.
7. ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

NOTES:

1. VERIFY WITH CEC WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS TABLE BELOW. GC MUST COMPLETE COLUMNS 3 AND 4.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS			
1	2		
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	
NPDES STORMWATER NOTICES CENTER, MS#3585 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION ACTIVITIES		

DW DEWATERING

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	

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DEVELOPER:	OWNER:
WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN	WAL-MART STORES, INC 2501 SE J STREET BENTONVILLE, AR 72712 (479) 273-4909 ATTN. SHANNON JERNIGAN

SITE OPERATOR/GENERAL CONTRACTOR: _____

SUPERINTENDENT: _____

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm
H. LARRY HYRAY, JR., P.E.
FL. PE NO. 53507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023
© 2023

SWPPP DETAILS

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

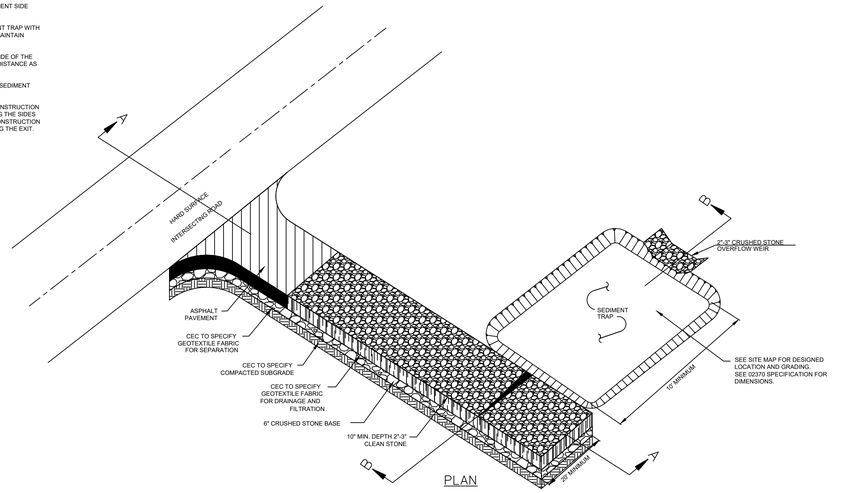
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
SW-5

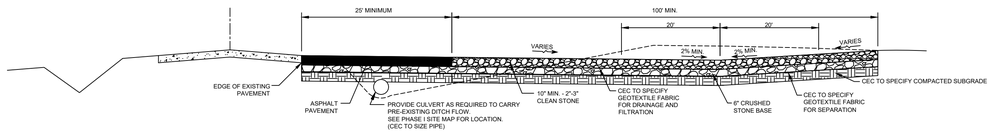
J:\W13607.12\Civil\DWG_current_plan_set\SWPPP DETAILS.dwg, 3/8/2023 11:04:36 AM, Lefler, Hope,

NOTES:

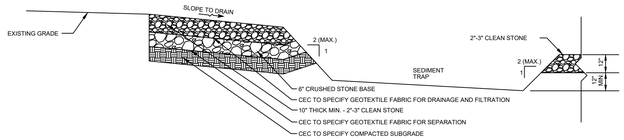
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



PLAN

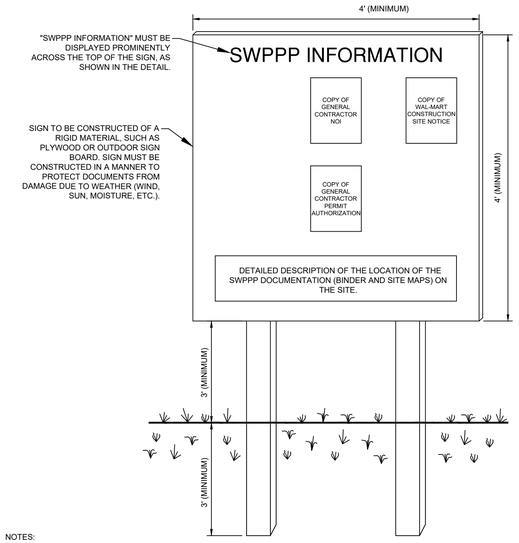


SECTION A–A



SECTION B–B

CONSTRUCTION EXIT (CE)
N.T.S.

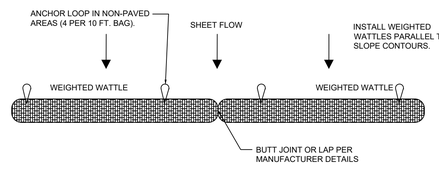


NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SS SWPPP INFORMATION SIGN
N.T.S.

LAST REVISED:	WAL–MART STANDARD DETAIL
JUNE 2012	



WW WEIGHTED WATTLE DETAIL
N.T.S.

SOURCE BOX

LAST REVISED:	CPH DETAIL
OCT 2014	

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H. LARRY HYRAY JR, P.E.
FL. PE NO. 53507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SWPPP DETAILS

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

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Sheet No.
SW-6

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED: APRIL 30, 2011 | WAL–MART STANDARD DETAIL

ACREAGE SUMMARY
(IN ACRES)

1	WAL-MART PROPERTY AREA	230.5
2	PERMITTED AREA WITHIN WAL-MART PROPERTY	12.0
3	PERMITTED AREA OUTSIDE OF WAL-MART PROPERTY	0.0
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	12.0
5	IMPERVIOUS AREA BEFORE PROJECT	.60
6	IMPERVIOUS AREA AT COMPLETION	1.00
7	PERVIOUS AREA AT COMPLETION	11.0

LAST REVISED: JUNE 2013 | WAL–MART STANDARD DETAIL

OFF-SITE RUN-ON SUMMARY

OFF-SITE DRAINAGE AREA	FLOW (CFS)	AREA (ACRES)	AVERAGE SLOPE	MAXIMUM SLOPE	COVER TYPE
AREA 1	737	182	1.5%	3%	PAVEMENT

OFF-SITE RUN-ON DESCRIPTION:

OFFSITE RUN-ON INCLUDES THE PARKING AND BUILDING AREA OF THE EXISTING DISTRIBUTION CENTER AS THEY ARE OUTSIDE THE PERMITTED LIMITS OF DISTURBANCE. NO RUN-OFF AREAS OUTSIDE THE WAL-MART OWNED PROPERTY ARE ANTICIPATED.

LAST REVISED: JUNE 2012 | WAL–MART STANDARD DETAIL

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	61.8
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	62

LAST REVISED: JUNE 2012 | WAL–MART STANDARD DETAIL

SITE LOCATION SUMMARY

ADDRESS:	18815 NW 115TH AVENUE, ALACHUA, FLORIDA
CENTER OF SITE:	
LATITUDE:	29° 45' 22.03" N / (29.756119) N
LONGITUDE:	82° 32' 31.51" W / (82.542086) W
ADJACENT SURROUNDING PROPERTIES:	SURROUNDING PROPERTY IS A DOLLAR GENERAL DISTRIBUTION CENTER TO THE NORTH AND AGRICULTURAL LAND USES FOR FARMING TO THE EAST, WEST AND SOUTH.

LAST REVISED: JUNE 2012 | WAL–MART STANDARD DETAIL

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	80.00
HIGHEST ELEVATION OF PROJECT SITE:	90.67
PERCENT SLOPE VARIATION:	0.1% - 25%
TOPOGRAPHY CHANGES:	THE TOPOGRAPHY ON THIS SITE WILL ONLY CHANGE SLIGHTLY DUE TO THE INSTALLATION OF CONCRETE CHANNELS AND REPAIR OF EXISTING SINKHOLES.
VEGETATION:	THE AREA TO BE DISTURBED IS CURRENTLY GRASS. ALL IMPACTED AREAS WILL RECEIVE SEED / SOD.
AVERAGE SLOPE:	1%

LAST REVISED: JUNE 2013 | WAL–MART STANDARD DETAIL

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE: (PER USDA SOIL SURVEY OF ALACHUA COUNTY FLORIDA).	ACCORDING TO THE USDA SOILS SURVEY, THIS SITE CONTAINS ARREDONDO FINE SAND (3), MILLHOPPER FINE SAND (8), KENDRICK SAND (30), GAINESVILLE SAND (35), AND LAKE SAND (55). KENDRICK SAND IS CLASSIFIED AS HYDRAULIC SOIL GROUP "B" AND THE REMAINDER OF THE SOILS ARE CLASSIFIED AS HYDRAULIC SOIL GROUP "A" SOILS.
AVERAGE DEPTH OF TOPSOIL: (PER USDA SOIL SURVEY OF ALACHUA COUNTY FLORIDA).	8.2"
AVERAGE DEPTH TO GROUNDWATER: (PER USDA SOIL SURVEY OF ALACHUA COUNTY FLORIDA).	PER USGS DATA, ALACHUA COUNTY SOILS SURVEY AND REGIONAL HYDROGEOLOGY, THE SEASONAL HIGH GROUND WATER LEVELS ARE ESTIMATED TO BE DEEPER THAN 20 FEET BELOW THE GROUND SURFACE.

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES. CONSTRUCTION COSTS OR ESTIMATING.

LAST REVISED: JUNE 2012 | WAL–MART STANDARD DETAIL

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	3.6	4.1	3.9	2.8	3.9	6.5	7.6	8.4	4.6	1.9	2.4	3.3

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 53 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: DESIGN STORM IS THE 100 YEAR - 24 HOUR EVENT. THE RAINFALL ASSOCIATED WITH THIS EVENT IS 9.8 INCHES.

LAST REVISED: JUNE 2012 | WAL–MART STANDARD DETAIL

VEGETATED STRIPS OR BUFFERS

BUFFER NAME	BUFFER AREA [ACRES] - INCLUDE ORIENTATION DESCRIPTION AND RELATIONSHIP TO WATERS OF THE US
N/A	N/A

NOTES:
1. PRESERVE VEGETATED AREAS THROUGHOUT THE CONSTRUCTION PROJECT. ESTABLISH VEGETATION IN DISTURBED AREAS PER STABILIZATION DETAILS.
2. DELINEATE AND PROTECT VEGETATED STRIPS OR BUFFERS PRIOR TO EARTH DISTURBING ACTIVITIES.
3. INSPECT VEGETATED STRIPS OR BUFFERS AS REQUIRED.

LAST REVISED: JUNE 2013 | WAL–MART STANDARD DETAIL

EROSION CONTROL DETAILS SHOWN ON THIS SHEET ARE WAL-MART AND CPH, INC. STANDARD DETAILS.

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Plans Prepared By:
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H. LARRY HYRAY JR. P.E.
FL. P.E. NO. 54507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SWPPP DETAILS

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

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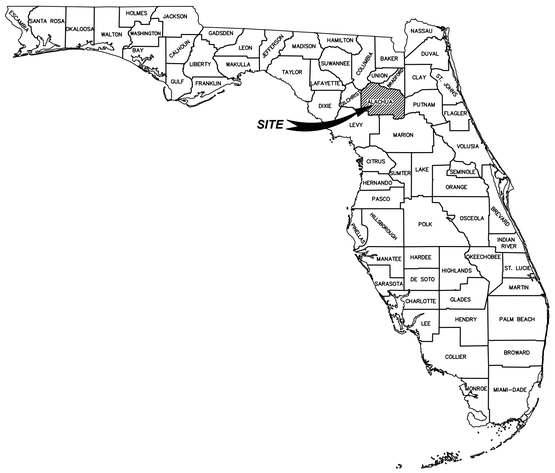
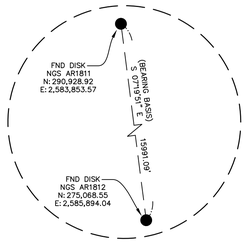
Sheet No.
SW-7

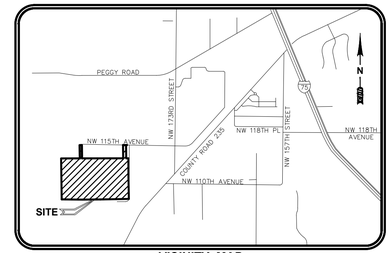
J:\W13607.12\Civil\DWG_current_plan_set\SWPPP DETAILS.dwg, 3/8/2023 11:04:43 AM, Lefler, Hope,





State Plane Bearing Basis Detail
NOT TO SCALE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
Walmart
ALACHUA DISTRIBUTION CENTER
AT
18815 NW 115 AVENUE
LYING IN
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

Boundary Survey:

NORTH AND WEST LINES OF PARCEL ID #03998-000-000 AS DESCRIBED IN INSTRUMENT # 2102940 (4 PAGES) ALSO BEING OFFICIAL RECORDS BOOK 3058, PAGE 464 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

THE SOUTH LINE OF PARCEL ID #03983-009-000 PER OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.008' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.076'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION # I75 73 B28 RM 2, PID # AR0307, REFERENCE MARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "I75 73 B28 RM 2".
   NAVD '88 ELEVATION = 126.44

   b) DESIGNATION # I75 73 B28, PID # AR0309, SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "I75 73 B28".
   NAVD '88 ELEVATION = 127.71

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 2 AND 3 OF 4.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 11/19/2021.
6. BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF S 07°19'51" E, (SEE SURVEY NOTE 13 AND DETAIL THIS SHEET)
7. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0120D, COMMUNITY PANEL NO. 12066A-0120-D, CITY OF ALACHUA, EFFECTIVE DATE JUNE 16, 2006, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
8. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40, TOPCON GT-503 ROBOTIC TOTAL STATION AND TOPCON GPS HIPER V.
9. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
10. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
11. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
12. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
13. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA NORTH ZONE

    a) DESIGNATION # A 201, PID #AR1811 = N 290,928.92 FEET, E 2,583,853.57 FEET

    b) DESIGNATION # A 203, PID #AR1812 = N 275,068.55 FEET, E 2,585,894.04 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
14. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
15. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-K	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PIV	– POST INDICATOR VALVE
CONC	– CONCRETE	PK	– PARKER KALON
COR	– CORNER	POB	– POINT OF BEGINNING
CRPP	– CORRUGATED PLASTIC PIPE	POC	– POINT OF COMMENCEMENT
CUE	– COUNTY UTILITY EASEMENT	POL	– POINT ON LINE
CVS	– CAN'T VERIFY SIZE	PP	– POWER POLE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PRC	– POINT OF REVERSE CURVATURE
CWS	– CROSSWALK SIGNAL	PRM	– PERMANENT REFERENCE MONUMENT
Δ	– DELTA	PSM	– PROFESSIONAL SURVEYOR & MAPPER
(D)	– DESCRIPTION	PT	– POINT OF TANGENCY
DB	– DEED BOOK	PVC	– POLYVINYL CHLORIDE PIPE
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	– PAVEMENT
DE	– DRAINAGE EASEMENT	R18E	– RANGE 18 EAST
DEPT	– DEPARTMENT	R	– RADIUS
DIP	– DUCTILE IRON PIPE	RAD	– RADIAL
DR	– DRIVE	RCP	– REINFORCED CONCRETE PIPE
D/U	– DRAINAGE AND UTILITY EASEMENT	REC	– RECOVERED
(E)	– ENGINEERING PLAN	REV	– REVISION
EJB	– ELECTRIC JUNCTION BOX	RP	– RADIUS POINT
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 29	– SECTION 29
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	ST	– STREET
FHYD	– FIRE HYDRANT	STMH	– STORM DRAINAGE MANHOLE
FM	– FORCE MAIN	S/W	– SIDEWALK
FND	– FOUND	TB	– TANGENT BEARING
FP&L	– FLORIDA POWER AND LIGHT	T8S	– TOWNSHIP 8 SOUTH
FS	– FLORIDA STATUTES	TELE	– TELEPHONE
(G)	– GRID (STATE PLANE)	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GL	– UNDERGROUND GAS LINES	TOB	– TOP OF BANK
GOV'T	– GOVERNMENT	TOE	– TOE OF SLOPE
GPR	– GROUND PENETRATING RADAR	TR	– TELEPHONE RISER
GTMH	– GREASE TRAP MANHOLE	TRANS	– TRANSFORMER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TSB	– TRAFFIC SIGNAL BOX
HWF	– HOG WIRE FENCE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ID	– IDENTIFICATION	TVL	– UNDERGROUND CABLE TV LINES
ICV	– IRRIGATION CONTROL VALVE	(TYP)	– TYPICAL
INFO	– INFORMATION	UE	– UTILITY EASEMENT
INV	– INVERT	UNK	– UNKNOWN
IP	– IRON PIPE	UTL	– UNDERGROUND TELEPHONE LINES
IP&C	– IRON PIPE & CAP	W/	– WITH
IR	– IRON ROD	WIF	– WROUGHT IRON FENCE
IR&C	– IRON REBAR & CAP	WL	– UNDERGROUND WATER LINE
IRR	– IRRIGATION	WLP	– WOOD LIGHT POLE
L	– ARC LENGTH	WM	– WATER METER
LB#	– LICENSED BUSINESS NUMBER	WP	– WORK PROGRAM
LP	– LIGHT POLE	WPF	– WOOD POST FENCE
(M)	– MEASURED	WPP	– WOOD POWER POLE
MB	– MAP BOOK	WV	– WATER VALVE

Line Legend:
NOT TO SCALE

= 1 FOOT CONTOURS
= 5 FOOT CONTOURS
= ADJOINER PROPERTY LINES
= BARBED WIRE FENCE
= BROKEN LINE
= BURIED CABLE
= BURIED CABLE TELEVISION
= BURIED ELECTRIC
= BURIED FIBER OPTICS
= BURIED GAS
= BURIED RECLAIMED WATER LINE
= BURIED SANITARY LINES
= BURIED SANITARY SEWER FORCE MAIN LINE
= BURIED TRAFFIC CONTROL
= BURIED TELEPHONE LINE
= BURIED WATER LINES
= CENTER LINE R/W
= CHAIN LINK FENCE
= EASEMENT LINES (EXISTING)
= EASEMENT LINES (PROPOSED)
= EDGE OF WATER LINES
= EXISTING DRAINAGE PIPES
= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
= FIRE WATER MAIN LINES
= HOT WATER SUPPLY LINES
= IRRIGATION LINES
= OVERHEAD TRAFFIC LINES
= OVERHEAD UTILITY LINES
= RAILROAD TRACKS
= RIGHT-OF-WAY LINES
= SECTION LINES
= STONE WALL LINES
= TOP OF BANK LINES
= TOE OF SLOPE LINES
= TREE LINES
= TRAVERSE LINES
= UNKNOWN BURIED LINES
= VINYL FENCE
= WOOD FENCE
= WETLAND LINE
= ORANGE PAINT LINE
= GREEN PAINT LINE
= RED PAINT LINE
= WHITE PAINT LINE
= PURPLE PAINT LINE
= BLUE PAINT LINE
= YELLOW PAINT LINE

Symbol Legend:
NOT TO SCALE

– AIR RELEASE VALVE
– BORING HOLE LOCATION
– BRICK PAVERS
– CABLE TV RISER
– CENTRAL ANGLE
– CLEAN OUT
– COMMUNICATION MANHOLE
– CONCRETE
– CONCRETE LIGHT POLE
– CONCRETE LIGHT POLE (DUAL)
– CONCRETE LIGHT POLE (TRIPLE)
– CONCRETE LIGHT POLE (QUAD)
– CONCRETE MITERED END SECTION
– CONCRETE PAVERS
– CONCRETE RIP RAP
– CONCRETE UTILITY POLE
– COUNTY ROAD SYMBOL
– CROSSWALK SIGNAL POLE
– DETECTABLE WARNING AREA
– DUAL SUPPORT SIGN
– ELECTRICAL MANHOLE
– ELECTRIC METER
– ELECTRICAL JUNCTION BOX
– ELECTRIC OUTLET
– ELECTRIC RISER
– FIBER OPTIC MARKER
– FIRE DEPARTMENT CONNECTION
– FIRE HYDRANT
– FLOOD LIGHT
– FOUND CONCRETE MONUMENT (AS NOTED)
– FOUND IRON PIPE (AS NOTED)
– FOUND IRON REBAR (AS NOTED)
– FOUND/SET NAIL (AS NOTED)
– GARBAGE CAN
– GAS MARKER
– GAS VALVE
– GOPHER TORTOISE HOLE
– GRATE INLET
– GRAVEL/DIRT
– GREASE TRAP MANHOLE
– GROUND LIGHT
– GUY ANCHOR
– HANDICAP PARKING SPACE
– INTERSTATE SYMBOL
– IRRIGATION CONTROL VALVE
– LIGHT POLE
– LIGHT POLE (DUAL)
– LIGHT POLE (TRIPLE)
– LIGHT POLE (QUAD)
– MAILBOX
– MONITOR WELLS
– NAIL & DISC (AS NOTED)
– PARKING SPACES (2)
– POST INDICATOR VALVE
– PULL BOX (AS NOTED)
– REVISION NUMBER (3)
– RECLAIMED WATER METER
– RECLAIMED WATER VALVE
– ROOF DRAIN
– SANITARY SEWER MANHOLE
– SANITARY SEWER VALVE
– TITLE OR REPORT ITEM NUMBER
– SECTION CORNER
– 4" X 4" CM LB #7143
– 5/8" IR&C LB #7143
– SIGN
– SITE BENCH MARK
– STORM SEWER MANHOLE
– STRIPING (DIRECTIONAL)
– TELEPHONE CABLE RISER
– TELEPHONE MANHOLE
– TELEPHONE LINE MARKER
– TELEPHONE JUNCTION BOX
– TEST HOLE
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL SUPPORT POLE
– UNKNOWN MANHOLE
– UNKNOWN UTILITY MARKER
– UNKNOWN RISER
– UNKNOWN VALVE
– UTILITY FLAG (AS NOTED)
– VENT (AS NOTED)
– WATER METER
– WATER RISER
– WATER SERVICE
– WATER SPIGOT
– WATER SPRINKLER
– WATER VALVE
– WELL
– WETLAND FLAG
– WOOD UTILITY POLE
– WATER LINE MARKER
– WIRE HEIGHTS (SEE CHART)

Sign Legend:
NOT TO SCALE

(R1) – ROW NUMBER SIGN
(B) – BUS STOP SIGN
(DE) – DEAD END SIGN
(DNE) – DO NOT ENTER SIGN (R5-1)
(HC) – HANDICAP SIGN
(HC) – DUAL HANDICAP SIGN
(FDC) – FIRE DEPARTMENT CONNECTION
(INFO) – INFORMATION SIGN
(KR) – KEEP RIGHT SIGN
(LTO) – LEFT TURN ONLY
(ME) – MEDIAN SIGN
(ND) – NO DUMPING SIGN
(NL) – NO LEFT TURN SIGN (R3-2)
(NLI) – NO LITTERING SIGN
(NO) – NO OUTLET SIGN
(FL) – NO PARKING FIRE LANE SIGN
(NOR) – NO RIGHT TURN SIGN (R3-1)
(NTT) – NO THRU TRAFFIC SIGN
(NOT) – NO TRUCKS (R5-2)
(NP) – NO PARKING SIGN
(1W) – ONE WAY SIGN (R6-2)
(PE) – PEDESTRIAN CROSSING SIGN
(RTO) – RIGHT TURN ONLY
(SL) – SPEED LIMIT SIGN
(ST) – STOP SIGN (R1-1)
(SS) – STREET SIGN
(TZ) – TOW AWAY ZONE SIGN
(TE) – TRUCK ENTRANCE SIGN
(U) – UNKNOWN SIGN
(WL) – WEIGHT LIMIT SIGN
(WW) – WRONG WAY SIGN
(Y) – YIELD SIGN

Index of Survey Sheets

1	COVER SHEET
2-4	BOUNDARY & TOPOGRAPHIC SURVEY

Surveyor's Certification:

I hereby certify that the attached "Boundary & Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on November 19, 2021. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

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Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

CELEBRATING 40 +YEARS

No.	Date	Revision	By

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

Walmart
ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.

Sheet No.
V0.1

J:\W13607.12\Civil\DWG_External_Reference\W13607.12.dwg, 3/8/2023 11:04:51 AM, Lefler, Hope

Survey Sheet 2

SET 5/8" IR&C LB#7143

N LINE PARCEL ID #03998-000-000

S 89°55'10" W(SP) 1112.26'

FND 5/8" IR&C LB#7143

PARCEL ID #03998-000-000
OWNER: WALMART STORES EAST LP
ADDRESS: 18201 N.W. 115TH AVENUE
ALACHUA, FL 32615

W LINE PARCEL ID #03998-000-000

S 00°50'19" E(SP) 2442.07'

INV ELEV = 83.02(24"RCP)

INV ELEV = 83.02(24"RCP)

6' CLF W/BARBED WIRE

STORM SEWER MANHOLE
TOP RIM ELEV = 87.23
(INACCESSIBLE)

STORM SEWER MANHOLE
TOP RIM ELEV = 87.25
(INACCESSIBLE)

FLAT GRATE INLET
TOP GRATE ELEV = 90.22
EAST INV ELEV = 86.18 (24"RCP)
WEST INV ELEV = 86.06 (24"RCP)
BOTTOM ELEV = 86.10'

SITE BENCHMARK #548
TOP OF PK NAIL & DISK
WITH "TRAVERSE" LB #7143
ELEV = 88.62 (NAVD '88)
N:280634.71
E:2588794.92

N

60 0 60 120

Scale: 1" = 60'

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MATCHLINE "A" - SEE SURVEY SHEET 3 OF 4

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Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
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Landscape No. LC000298

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Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

Walmart

ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

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Sheet No.
V1.1

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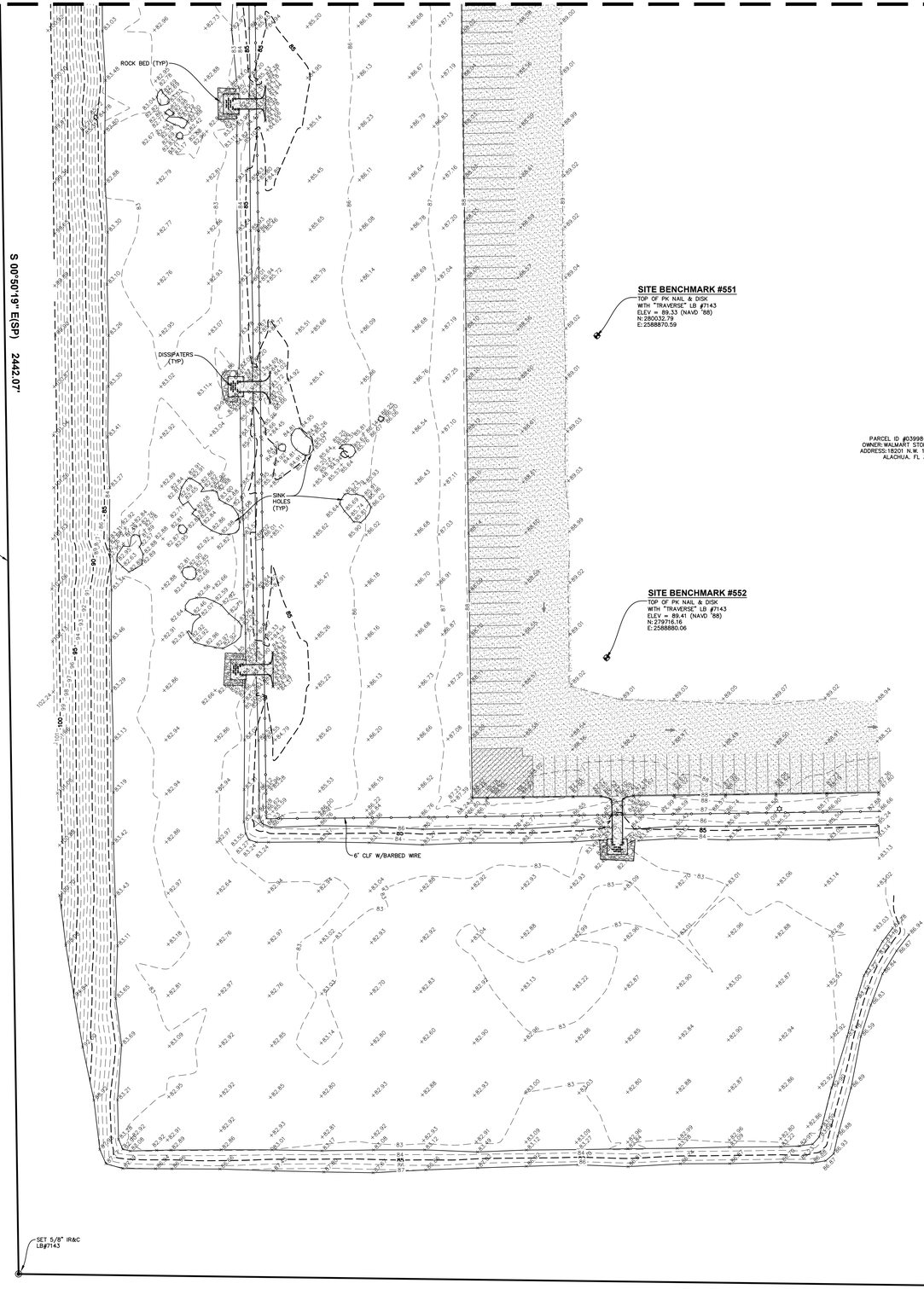
MATCHLINE "A" - SEE SURVEY SHEET 2 OF 4



N

60 0 60 120

Scale: 1" = 60'

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No.	Date	Revision	By
7			
6			
5			
4			
3			
2			
1			

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

Walmart
ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

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Sheet No.
V1.2

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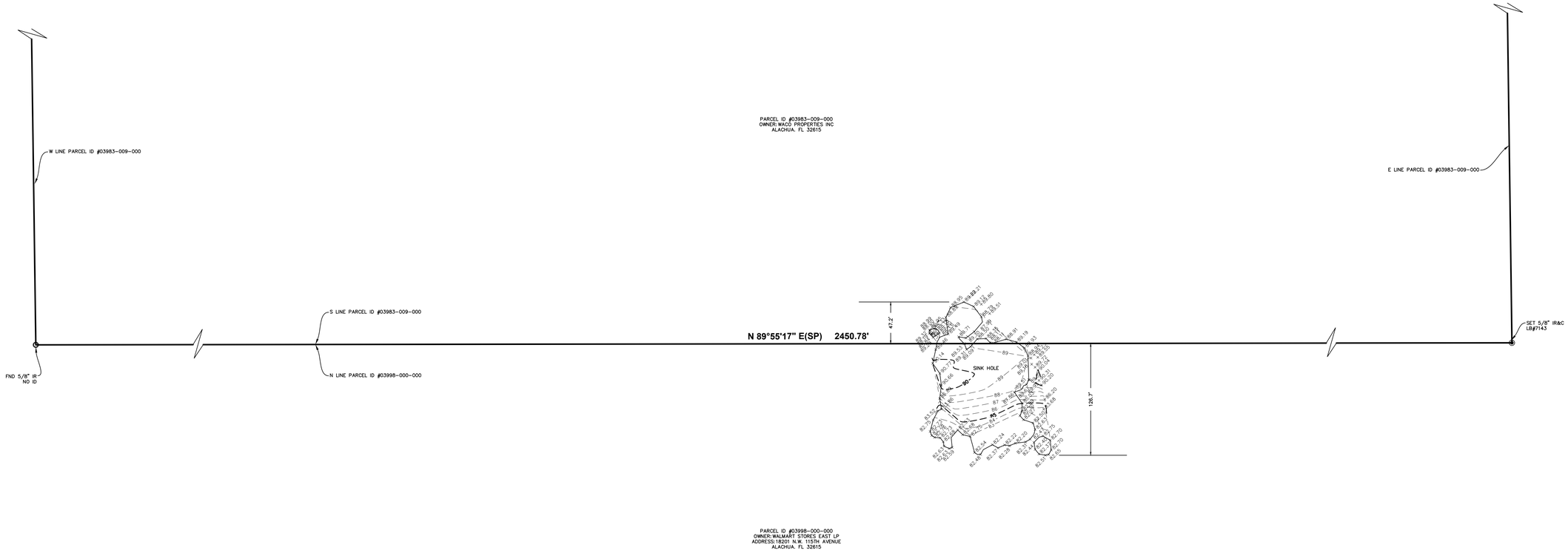

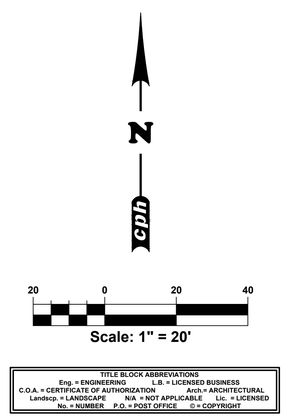

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6			
7			

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

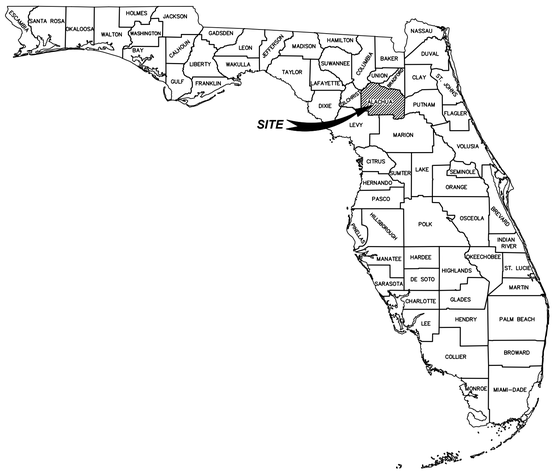
Walmart

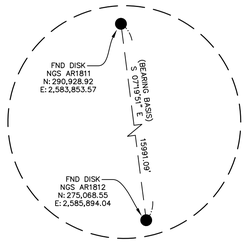
ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.

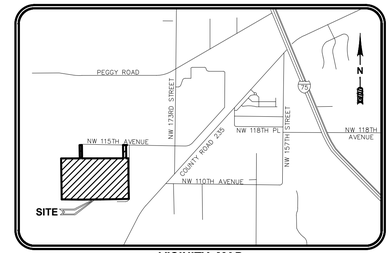
Sheet No.
V1.3

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
Walmart
ALACHUA DISTRIBUTION CENTER
AT
18815 NW 115 AVENUE
LYING IN
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA





State Plane Bearing Basis Detail
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Boundary Survey:

NORTH AND WEST LINES OF PARCEL ID #03998-000-000 AS DESCRIBED IN INSTRUMENT # 2102940 (4 PAGES) ALSO BEING OFFICIAL RECORDS BOOK 3058, PAGE 464 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

THE SOUTH LINE OF PARCEL ID #03983-009-000 PER OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.008' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.076'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION # I75 73 B28 RM 2, PID # AR0307, REFERENCE MARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "I75 73 B28 RM 2".
   NAVD '88 ELEVATION = 126.44

   b) DESIGNATION # I75 73 B28, PID # AR0309, SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "I75 73 B28".
   NAVD '88 ELEVATION = 127.71

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 2 AND 3 OF 4.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 11/19/2021.
6. BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF S 07°19'51" E, (SEE SURVEY NOTE 13 AND DETAIL THIS SHEET)
7. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0120D, COMMUNITY PANEL NO. 12066A-0120-D, CITY OF ALACHUA, EFFECTIVE DATE JUNE 16, 2006, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
8. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40, TOPCON GT-503 ROBOTIC TOTAL STATION AND TOPCON GPS HIPER V.
9. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
10. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
11. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
12. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
13. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA NORTH ZONE

    a) DESIGNATION # A 201, PID #AR1811 = N 290,928.92 FEET, E 2,583,853.57 FEET

    b) DESIGNATION # A 203, PID #AR1812 = N 275,068.55 FEET, E 2,585,894.04 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
14. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
15. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-K	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PIV	– POST INDICATOR VALVE
CONC	– CONCRETE	PK	– PARKER KALON
COR	– CORNER	POB	– POINT OF BEGINNING
CRPP	– CORRUGATED PLASTIC PIPE	POC	– POINT OF COMMENCEMENT
CUE	– COUNTY UTILITY EASEMENT	POL	– POINT ON LINE
CVS	– CAN'T VERIFY SIZE	PP	– POWER POLE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PRC	– POINT OF REVERSE CURVATURE
CWS	– CROSSWALK SIGNAL	PRM	– PERMANENT REFERENCE MONUMENT
Δ	– DELTA	PSM	– PROFESSIONAL SURVEYOR & MAPPER
(D)	– DESCRIPTION	PT	– POINT OF TANGENCY
DB	– DEED BOOK	PVC	– POLYVINYL CHLORIDE PIPE
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	– PAVEMENT
DE	– DRAINAGE EASEMENT	R18E	– RANGE 18 EAST
DEPT	– DEPARTMENT	R	– RADIUS
DIP	– DUCTILE IRON PIPE	RAD	– RADIAL
DR	– DRIVE	RCP	– REINFORCED CONCRETE PIPE
D/U	– DRAINAGE AND UTILITY EASEMENT	REC	– RECOVERED
(E)	– ENGINEERING PLAN	REV	– REVISION
EJB	– ELECTRIC JUNCTION BOX	RP	– RADIUS POINT
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 29	– SECTION 29
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	ST	– STREET
FHYD	– FIRE HYDRANT	STMH	– STORM DRAINAGE MANHOLE
FM	– FORCE MAIN	S/W	– SIDEWALK
FND	– FOUND	TB	– TANGENT BEARING
FP&L	– FLORIDA POWER AND LIGHT	T8S	– TOWNSHIP 8 SOUTH
FS	– FLORIDA STATUTES	TELE	– TELEPHONE
(G)	– GRID (STATE PLANE)	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GL	– UNDERGROUND GAS LINES	TOB	– TOP OF BANK
GOV'T	– GOVERNMENT	TOE	– TOE OF SLOPE
GPR	– GROUND PENETRATING RADAR	TR	– TELEPHONE RISER
GTMH	– GREASE TRAP MANHOLE	TRANS	– TRANSFORMER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TSB	– TRAFFIC SIGNAL BOX
HWF	– HOG WIRE FENCE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ID	– IDENTIFICATION	TVL	– UNDERGROUND CABLE TV LINES
ICV	– IRRIGATION CONTROL VALVE	(TYP)	– TYPICAL
INFO	– INFORMATION	UE	– UTILITY EASEMENT
INV	– INVERT	UNK	– UNKNOWN
IP	– IRON PIPE	UTL	– UNDERGROUND TELEPHONE LINES
IP&C	– IRON PIPE & CAP	W/	– WITH
IR	– IRON ROD	WIF	– WROUGHT IRON FENCE
IR&C	– IRON REBAR & CAP	WL	– UNDERGROUND WATER LINE
IRR	– IRRIGATION	WLP	– WOOD LIGHT POLE
L	– ARC LENGTH	WM	– WATER METER
LB#	– LICENSED BUSINESS NUMBER	WP	– WORK PROGRAM
LP	– LIGHT POLE	WPF	– WOOD POST FENCE
(M)	– MEASURED	WPP	– WOOD POWER POLE
MB	– MAP BOOK	WV	– WATER VALVE

Line Legend:
NOT TO SCALE

1 FOOT CONTOURS	
5 FOOT CONTOURS	
ADJOINER PROPERTY LINES	
X X	= BARBED WIRE FENCE
	= BROKEN LINE
UC	= BURIED CABLE
UCTV	= BURIED CABLE TELEVISION
UE	= BURIED ELECTRIC
UFO	= BURIED FIBER OPTICS
UG	= BURIED GAS
URW	= BURIED RECLAIMED WATER LINE
SAN	= BURIED SANITARY LINES
FM	= BURIED SANITARY SEWER FORCE MAIN LINE
TC	= BURIED TRAFFIC CONTROL
UT	= BURIED TELEPHONE LINE
UW	= BURIED WATER LINES
	= CENTER LINE R/W
	= CHAIN LINK FENCE
	= EASEMENT LINES (EXISTING)
	= EASEMENT LINES (PROPOSED)
EOW	= EDGE OF WATER LINES
	= EXISTING DRAINAGE PIPES
	= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
FW	= FIRE WATER MAIN LINES
HW	= HOT WATER SUPPLY LINES
IRR	= IRRIGATION LINES
OTL	= OVERHEAD TRAFFIC LINES
OHU	= OVERHEAD UTILITY LINES
	= RAILROAD TRACKS
	= RIGHT-OF-WAY LINES
	= SECTION LINES
	= STONE WALL LINES
TOB	= TOP OF BANK LINES
TOE	= TOE OF SLOPE LINES
	= TREE LINES
TRAV	= TRAVERSE LINES
UNK	= UNKNOWN BURIED LINES
	= VINYL FENCE
	= WOOD FENCE
	= WETLAND LINE
OP	= ORANGE PAINT LINE
GP	= GREEN PAINT LINE
RP	= RED PAINT LINE
WP	= WHITE PAINT LINE
PP	= PURPLE PAINT LINE
BP	= BLUE PAINT LINE
YP	= YELLOW PAINT LINE

Symbol Legend:
NOT TO SCALE

ARV – AIR RELEASE VALVE
– BORING HOLE LOCATION
– BRICK PAVERS
CTV – CABLE TV RISER
– CENTRAL ANGLE
– CLEAN OUT
– COMMUNICATION MANHOLE
– CONCRETE
– CONCRETE LIGHT POLE
– CONCRETE LIGHT POLE (DUAL)
– CONCRETE LIGHT POLE (TRIPLE)
– CONCRETE LIGHT POLE (QUAD)
– CONCRETE MITERED END SECTION
– CONCRETE PAVERS
– CONCRETE RIP RAP
– CONCRETE UTILITY POLE
– COUNTY ROAD SYMBOL
– CROSSWALK SIGNAL POLE
– DETECTABLE WARNING AREA
– DUAL SUPPORT SIGN
– ELECTRICAL MANHOLE
– ELECTRIC METER
– ELECTRICAL JUNCTION BOX
– ELECTRIC OUTLET
– ELECTRIC RISER
– FIBER OPTIC MARKER
– FIRE DEPARTMENT CONNECTION
– FIRE HYDRANT
– FLOOD LIGHT
– FOUND CONCRETE MONUMENT (AS NOTED)
– FOUND IRON PIPE (AS NOTED)
– FOUND IRON REBAR (AS NOTED)
– FOUND/SET NAIL (AS NOTED)
– GARBAGE CAN
– GAS MARKER
– GAS VALVE
– GOPHER TORTOISE HOLE
– GRATE INLET
– GRAVEL/DIRT
– GREASE TRAP MANHOLE
– GROUND LIGHT
– GUY ANCHOR
– HANDICAP PARKING SPACE
– INTERSTATE SYMBOL
– IRRIGATION CONTROL VALVE
– LIGHT POLE
– LIGHT POLE (DUAL)
– LIGHT POLE (TRIPLE)
– LIGHT POLE (QUAD)
– MAILBOX
MW – MONITOR WELLS
– NAIL & DISC (AS NOTED)
– PARKING SPACES (2)
– POST INDICATOR VALVE
PBX – PULL BOX (AS NOTED)
– REVISION NUMBER (3)
RWM – RECLAIMED WATER METER
– RECLAIMED WATER VALVE
– ROOF DRAIN
– SANITARY SEWER MANHOLE
– SANITARY SEWER VALVE
– TITLE OR REPORT ITEM NUMBER
– SECTION CORNER
– 4" X 4" CM LB #7143
– 5/8" IR&C LB #7143
– SIGN
– SITE BENCH MARK
– STORM SEWER MANHOLE
– STRIPING (DIRECTIONAL)
– TELEPHONE CABLE RISER
– TELEPHONE MANHOLE
– TELEPHONE LINE MARKER
– TELEPHONE JUNCTION BOX
– TEST HOLE
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL SUPPORT POLE
– UNKNOWN MANHOLE
– UNKNOWN UTILITY MARKER
– UNKNOWN RISER
– UNKNOWN VALVE
– UTILITY FLAG (AS NOTED)
– VENT (AS NOTED)
– WATER METER
– WATER RISER
– WATER SERVICE
– WATER SPIGOT
– WATER SPRINKLER
– WATER VALVE
– WELL
– WETLAND FLAG
– WOOD UTILITY POLE
– WATER LINE MARKER
– WIRE HEIGHTS (SEE CHART)

Sign Legend:
NOT TO SCALE

(R1) – ROW NUMBER SIGN
(B) – BUS STOP SIGN
(DE) – DEAD END SIGN
(DNE) – DO NOT ENTER SIGN (R5-1)
(HC) – HANDICAP SIGN
(HC) – DUAL HANDICAP SIGN
(FDC) – FIRE DEPARTMENT CONNECTION
(INFO) – INFORMATION SIGN
(KR) – KEEP RIGHT SIGN
(LTO) – LEFT TURN ONLY
(ME) – MEDIAN SIGN
(ND) – NO DUMPING SIGN
(NL) – NO LEFT TURN SIGN (R3-2)
(NLI) – NO LITTERING SIGN
(NO) – NO OUTLET SIGN
(FL) – NO PARKING FIRE LANE SIGN
(NOR) – NO RIGHT TURN SIGN (R3-1)
(NTT) – NO THRU TRAFFIC SIGN
(NOT) – NO TRUCKS (R5-2)
(NP) – NO PARKING SIGN
(1W) – ONE WAY SIGN (R6-2)
(PE) – PEDESTRIAN CROSSING SIGN
(RTO) – RIGHT TURN ONLY
(SL) – SPEED LIMIT SIGN
(ST) – STOP SIGN (R1-1)
(SS) – STREET SIGN
(TZ) – TOW AWAY ZONE SIGN
(TE) – TRUCK ENTRANCE SIGN
(U) – UNKNOWN SIGN
(WL) – WEIGHT LIMIT SIGN
(WW) – WRONG WAY SIGN
(Y) – YIELD SIGN

Index of Survey Sheets

1	COVER SHEET
2-4	BOUNDARY & TOPOGRAPHIC SURVEY

Surveyor's Certification:

I hereby certify that the attached "Boundary & Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on November 19, 2021. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. GALLOWAY, PSM, 6549 ON JANUARY 13, 2023 PER 5J-17.062(2)

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
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Plans Prepared By:
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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

CELEBRATING 40 +YEARS

No.	Date	Revision	By

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

Walmart
ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.

Sheet No.
V0.1

J:\W13607.12\Survey\W13607.12\W13607.12.dwg, 1/13/2023 12:10:25 PM, Galloway, Thomas J.

SET 5/8" IR&C LB#7143

N LINE PARCEL ID #03998-000-000

S 89°55'10" W(SP) 1112.26'

FND 5/8" IR&C LB#7143

PARCEL ID #03998-000-000
OWNER: WALMART STORES EAST LP
ADDRESS:18201 N.W. 115TH AVENUE
ALACHUA, FL 32615

W LINE PARCEL ID #03998-000-000

S 00°50'19" E(SP) 2442.07'

INV ELEV = 83.02(24"RCP)

INV ELEV = 83.02(24"RCP)

6' CLF W/BARBED WIRE

STORM SEWER MANHOLE
TOP RIM ELEV = 87.23
(INACCESSIBLE)

STORM SEWER MANHOLE
TOP RIM ELEV = 87.25
(INACCESSIBLE)

FLAT GRATE INLET
TOP GRATE ELEV = 90.22
EAST INV ELEV = 86.18 (24"RCP)
WEST INV ELEV = 86.06 (24"RCP)
BOTTOM ELEV = 86.10'

SITE BENCHMARK #548
TOP OF PK NAIL & DISK
WITH "TRAVERSE" LB #7143
ELEV = 88.62 (NAVD '88)
N:280634.71
E:2588794.92

N

60 0 60 120

Scale: 1" = 60'

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MATCHLINE "A" - SEE SURVEY SHEET 3 OF 4

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Landscape No. LC000298

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Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

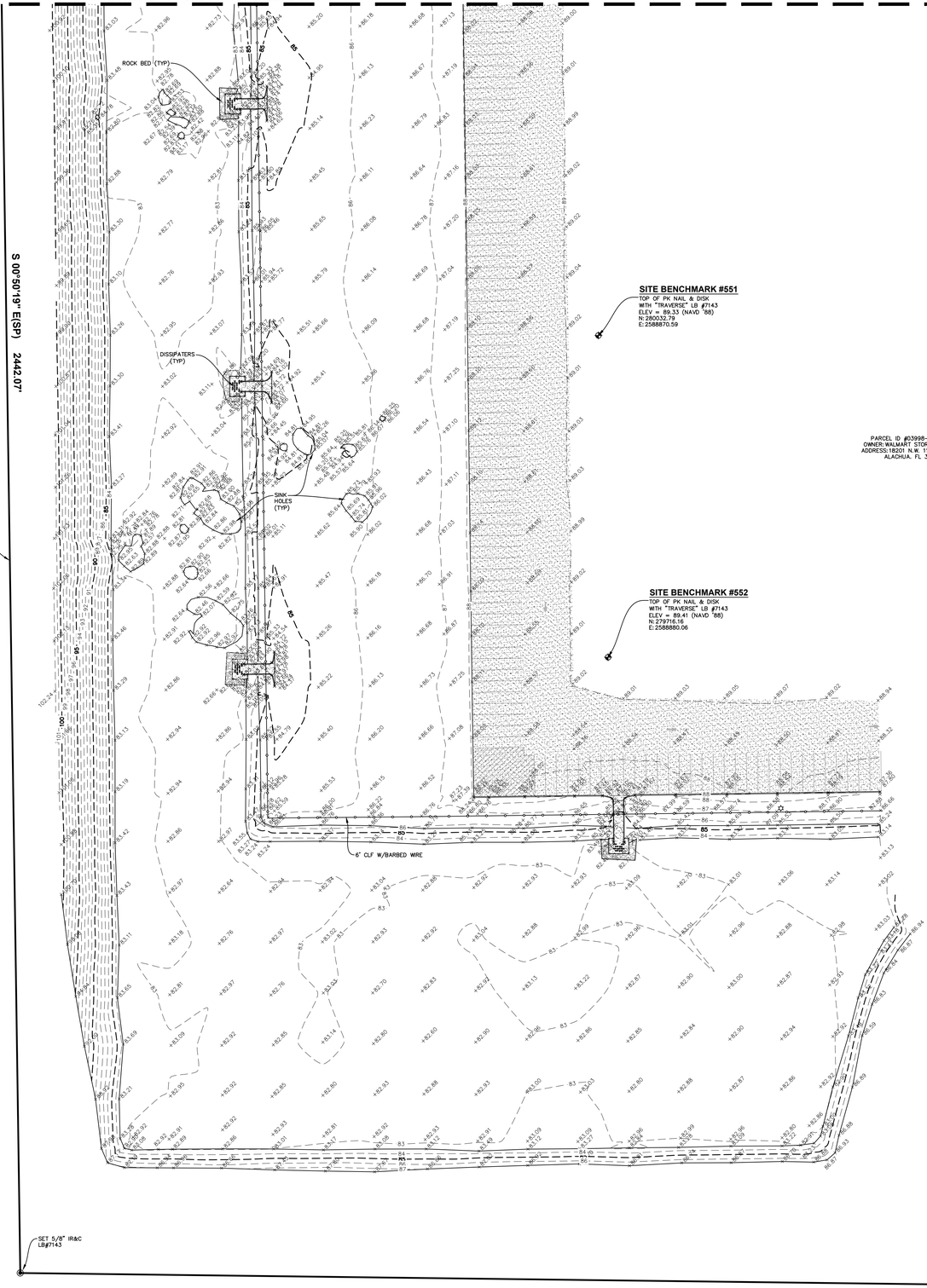
Walmart

ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.

Sheet No.
V1.1

MATCHLINE "A" - SEE SURVEY SHEET 2 OF 4



N

60 0 60 120

Scale: 1" = 60'

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No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

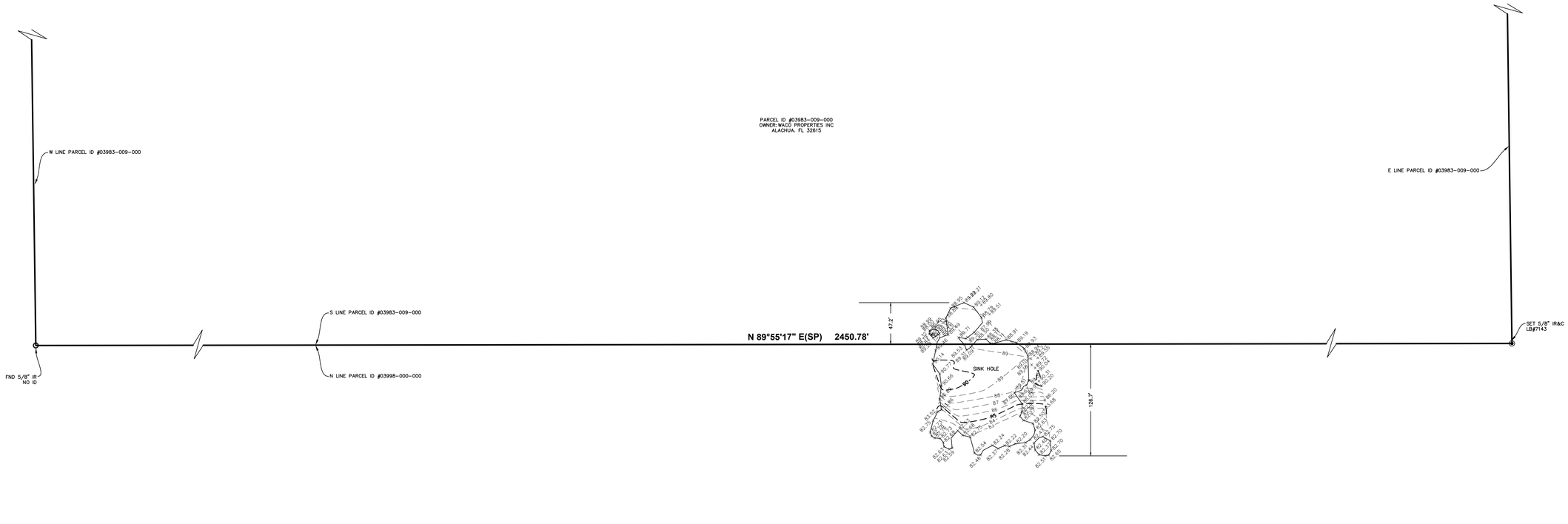
BOUNDARY & TOPOGRAPHIC SURVEY

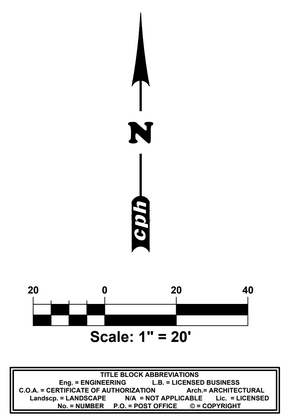
Walmart

ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.

Sheet No.
V1.2





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No.	Revision	By	Date
1			
2			
3			
4			
5			
6			
7			

Field Crew: K. Scheel
Drawn By: R. Buchanan
Checked By: P. Katrek
Approved By: T. Galloway
Job No.: W13607.12
Date: 11/19/2021 © 2023

BOUNDARY & TOPOGRAPHIC SURVEY

Walmart

ALACHUA DISTRIBUTION CENTER
SECTION 29-TOWNSHIP 8 SOUTH-RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

THIS SURVEY IS NOT VALID
WITHOUT SURVEY SHEETS
1 THROUGH 4 OF 4.

Sheet No.
V1.3

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: Wal-Mart Distribution Center #7035
2. Pre-Application Conference Date: 12-07-22
3. Neighborhood Meeting Date: 12-30-22
4. Address of Subject Property: 18815 NW 115th Avenue, Alachua, FL 32615
5. Parcel ID Number(s): 03998-000-000
6. Existing Use of Property: Distribution Center
7. Future Land Use Map Designation: IND (Industrial)
8. Zoning Designation: IG (Industrial General)
9. Acreage: 230.50
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: 63 acres
12. Total Building Square Footage Proposed: N/A
13. Total New Impervious Area Proposed (not including building area): 63.5 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Shannon Jernigan Title: Sr. Manager
   Company (if applicable): Wal-Mart Stores East, LP
   Mailing address: 2501 SE J Street, Suite B
   City: Bentonville State: Arkansas ZIP: 72712
   Telephone: (479) 273-4909 FAX: N/A e-mail: Shannon.Jernigan@walmart.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Wal-Mart Stores East, LP
   Mailing Address: PO Box 8050 MS 0555
   City: Bentonville State: Arkansas ZIP: 72712

** 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

Shannon Jernigan

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~ALACHUA~~ Benton

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 13th day of January, 2023, by Shannon Jernigan who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Sheri Fiel-Torbett
Notary Public, State of ~~Florida~~ Arkansas

My Commission Expires: 5.27.2030

SHERI FIEL-TORBETT NOTARY PUBLIC #12377216 EXPIRES 05/27/2030 WASHINGTON COUNTY, ARKANSAS

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 18815 NW 115th Avenue, Alachua, FL 32615

Parcel ID Number(s): 03998-000-000

Acreage: 230.50

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____

Company (if applicable): Wal-Mart Stores East, LP

Mailing Address: PO Box 8050 MS 0555

City: Bentonville State: Arkansas ZIP: 72712

Telephone: (479) 273-4909 FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Shannon Jernigan Title: Sr. Manager

Company (if applicable): Wal-Mart Stores East, LP

Mailing address: 2501 SE J Street, Suite B

City: Bentonville State: Arkansas ZIP: 72712

Telephone: _____ FAX: _____ e-mail: Shannon.Jernigan@walmart.comR

D. REQUESTED ACTION:

The scope of this project includes construction of approximately 0.5 acres of concrete drainage channel along the western parking lot of the distribution center. Construction of these channels will capture runoff that previously sheet flowed into the retention pond and instead direct it into a lined channel that will terminate as an unlined rapid infiltration basin.

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.

Shannon J

Signature of Applicant

SHANNON JERNIGAN

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of Arkansas County of Benton

The foregoing application is acknowledged before me this 13th day of January, 2023 by Shannon Jernigan

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

Sheri Lee Torbett

Signature of Notary Public, State of Arkansas

SHERI LEE TORBETT NOTARY SEAL NOTARY PUBLIC #12377216 EXPIRES 05/27/2030 WASHINGTON COUNTY, ARKANSAS

500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

February 2nd, 2023

City of Alachua Planning and Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Comprehensive Plan Consistency Analysis
Wal-Mart Distribution Center #7035
18815 NW 115th Avenue,
Alachua, FL 32615
Parcel ID: 03998-000-000

CPH, LLC respectfully submits the following analysis for the above project in order to satisfy comment #3 received in a completeness review dated January 26th, 2023:

The permit application and site plan for improvements to Wal-Mart Distribution Center #7035 propose construction of approximately 0.5 acres concrete drainage channels and modification to the existing stormwater system to the west of the principal structure.

The following identifies how this application is consistent with Policy 1.5.d of the City's Future Land Use Element as part of the City's Comprehensive Plan;

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial 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;
Response: Vehicular access to the site is provided via NW 115th Ave. A 5' wide sidewalk is existing along the south side of NW 115th Ave. Cross/shared access does not exist on site.

2. Buffering from adjacent existing/potential uses;
Response: Adjacent parcels to the west, north, and east of the project site share the Industrial (IND) FLU and Industrial General (IG) Zoning designations. The adjacent parcels to the south of the project site exhibit the Agriculture (A) FLU and Zoning designation. Per the City of Alachua Land Development Regulations, Table 6.2-2, a 5' Type A is required between industrial uses adjacent to each other. Based on site aerials, this requirement is met and existing. Buffering between industrial and agricultural uses is not provided in this table.

3. Open space provisions and balance of proportion between gross floor area and site size;
Response: Per the City of Alachua Land Development Regulations, Table 6.7-1, the minimum percent of gross site area designated as open space must be at least 10%. With this application, approximately 0.5 acres of impervious area is being proposed to raise the total impervious area on site to 89.5 acres. Based on a total site area of 230.5 acres, this provides roughly 61% open space on site and exceeds the limitations set above.

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

Response: This project consists of modifying an existing stormwater management area to exhibit a lined channel that will terminate as an unlined rapid infiltration basin. With this application, approximately 0.5 acres of impervious area is being proposed to raise the total impervious area on site to 89.5 acres which is within the permitted 110.0 acres of impervious area as documented in SRWMD Permit 209663-2.

5. Placement of signage;
   Response: Signage is not proposed with this application. All future on-site signage will be consistent with City of Alachua Land Development Regulations Section 6.5.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
   Response: Additional site lighting is not proposed with this application. All future on-site lighting will be consistent with City of Alachua Land Development Regulations Section 6.4.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
   Response: Vehicular and pedestrian circulation systems are not proposed with this application. All future on-site circulation systems will be consistent with City of Alachua Land Development Regulations Section 6.1.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
   Response: Landscaping is not proposed with this application. All future on-site landscaping will be consistent with the City's Comprehensive Plan and the City of Alachua Land Development Regulations Section 6.2.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   Response: This site has previously exhibited sinkholes which may pose a threat to the principal structure. Up to the point of this submittal, sinkholes have been repaired as they have become present on site. As part of this application and previous applications, concrete drainage channel is being proposed along the parking areas to route runoff directly to the stormwater management area in order to prevent sinkholes from forming in close proximity to the principal structure and its associated parking.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
    Response: There are no performance-based zoning requirements being proposed with this application.

11. Industrial 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.
Response: No additional building area is being proposed with this submittal.

The following identifies how this application is consistent with the relevant Goals, Objectives, and Policies of the City of Alachua's Comprehensive Plan;

Future Land Use Element:

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.
Response: Landscape plans are not provided with this submittal. With this application, approximately 0.5 acres of impervious area is being proposed to raise the total impervious area on site to 89.5 acres. Based on a total site area of 230.5 acres, this provides roughly 61% open space on site which exceeds the limitation set above.

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.
Response: Proposed site improvement will not encroach on the already established buffer which should be designed to City requirements.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.
Response: With this application, approximately 0.5 acres of impervious area is being proposed to raise the total impervious area on site to 89.5 acres. Based on a total site area of 230.5 acres, this provides roughly 61% open space on site which exceeds the limitation set above.

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.
Response: Potable and wastewater service are not proposed with this application.

Conservation and Open Space Element

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.
Response: This site has previously exhibited sinkholes which may pose a threat to the principal structure. Up to the point of this submittal, sinkholes have been repaired as they have become present on site. As part of this application and previous applications, concrete drainage channel is being proposed along the parking areas to route runoff directly to the stormwater management area in order to prevent sinkholes from forming in close proximity to the principal structure and its associated parking.

500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

February 2nd, 2023

City of Alachua Planning and Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Concurrency Impact Analysis
Wal-Mart Distribution Center #7035
18815 NW 115th Avenue,
Alachua, FL 32615
Parcel ID: 03998-000-000

CPH, LLC respectfully submits the following analysis for the above project in order to satisfy comment #2 received in a completeness review dated January 26th, 2023:

The permit application and site plan for improvements to Wal-Mart Distribution Center #7035 propose construction of approximately 0.5 acres concrete drainage channels and modification to the existing stormwater system to the west of the principal structure.

Article 10 of the City of Alachua Land Development Regulations defines “de minimis impact” as the following;

An impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.

Because the proposed project will not have any affect on average daily trips, it is exempt from the requirement to receive a certificate of concurrency compliance.

Section 2.4.14 of the City of Alachua Land Development Regulations states;

> (*B) Applicability. Unless exempted by Subsection 2.4.14(C) of this section, Exemptions, the provisions of this section shall apply to all development orders specified in Subsection 2.4.14(D) of this section, Overview of certificates. A separate certificate of concurrency compliance shall not be required for each permit approval associated with an individual development order.*
>
> *(C) Exemptions. The following forms of development shall be exempt from the requirements of this section:*
>
> > *3) Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator*

A Full-Service A&E Firm

Dear Current Property Owner,

CPH, Inc. would like to formally invite you to participate in a neighborhood meeting to review and discuss the site plan application for existing Wal-Mart Distribution Center #7035. Project scope consists of stormwater retention facilities maintenance and drainage improvements to the existing West parking lot. Specifics on the proposed development can be provided at the neighborhood meeting.

The purpose of the neighborhood meeting is to inform the neighboring property owners and any interested parties of the nature of the project and to seek their comments. This is not a public hearing. A full-size copy of the improvement plans will be available for viewing at this meeting as well. If you are unable to attend or have questions regarding this future meeting, please email mromano@cphcorp.com.

Details associated with this meeting are listed below:

Date:

Friday, February 25th, 2022

Time:

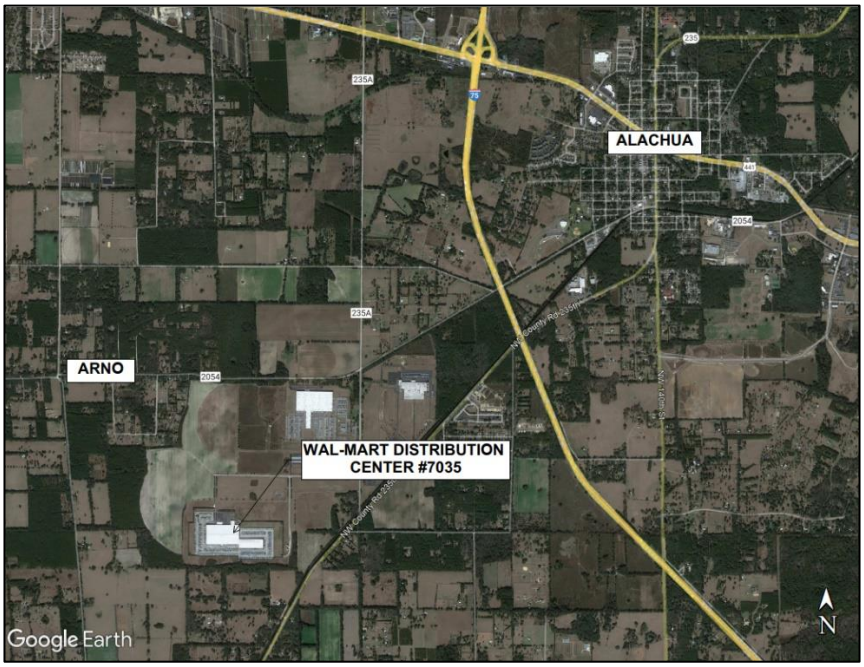
5:00 P.M.

Location:

Alachua Branch Library - Meeting Room
14913 NW 140th Street
Alachua, FL 32615

Contact Person:

Mark Romano
CPH, Inc.
(407) 322-6841



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
Current President, TCMOA 1000 Turkey Creek Alachua, FL 32615		Assistant Director of Planning Linda Dixon, AICP PO Box 115050 Gainesville, FL 32611
Florida Department of Environmental Protection Craig Parenteau 4801 Camp Ranch Road Gainesville, FL 32641		Jeanette Hinsdale PO Box 1156 Alachua, FL 32616

Lynn Coullias 7406 NW 126th Avenue Alachua, FL 32615		Lynda Coon 7216 NW 126th Avenue Alachua, FL 32615
Tamara Robbins PO Box 2317 Alachua, FL 32616		Alachua County Manager Michele L. Lieberman 12 SE 1st Street Gainesville, FL 32601
Bonnie Flynn 16801 NW 166th Drive Alachua, FL 32615		Hugh & Jean Calderwood PO Box 2307 Alachua, FL 32616
Lisia Jenkins PO Box 1071 Alachua, FL 32616		Shasta Schoellhorn 15907 NW 188th Street Alachua, FL 32615
Carrie Luke 16611 NW 138th Avenue Alachua, FL 32615		City of Alachua Manager Mike DaRoza 15100 NW 142nd Terrace Alachua, FL 32615

WACO Properties Inc. 569 Edgewood Avenue South Jacksonville, FL 32205		WACO of Alabama Inc. PO Box 6937 Jacksonville, FL 32236
CSX Transportation Inc. 500 Water Street Tax Department J-910 Jacksonville, FL 32202		William & Sheila Royster 2639 East Bell Avenue Bell, FL 32619
Paul Robert 119 South Rolling Hill Road Plantation Key, FL 33070		Rodney W & Deidra C Smith PO Box 203 Alachua, FL 32616

Neighborhood Meeting Notice

A neighborhood meeting will be held to discuss the site plan application for the existing Walmart Distribution Center #7035, located on 230.5 acres zoned Industrial General, and located at 18815 NW 115th Avenue in the City of Alachua. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on Friday, February 25th, 2022 at 5:00 PM at the Alachua Branch Library Meeting Room located at 14913 NW 140th Street, Alachua, Florida 32615

Contact person: Mark Romano
CPH, Inc.
407-322-6841

(Published: Alachua County Today - February 10, 2022)

2 col x 3.75 in =$76.88
black and white

ALACHUA:
Continued from page A1

Holiday sights and sounds

participants. Next come the police cars from Alachua and High Springs and then a flag color guard of three Marine veterans. Another member of the Marine Corps League of Veterans followed in a World War II army jeep.

The City of Alachua sponsored float was decorated with a Frosty the Snowman. City Commissioners, stationed at the rear of the float, waved at the crowd while City Manager Mike DaRoza walked alongside handing out candy to the children.

The procession included floats and decorated vehicles from the All Stars Twirling Academy, Santa Fe Babe Ruth baseball team, the Santa Fe High School marching, Matchmaker Realty, Capitol City Bank, William Thomas Funeral Home, Gainesville Raceway, Boy Scout Troop 88, the Girl Scouts and the High Springs Gift Shop Plus. The 4-H club had both a float and riders on decorated horses.

A comical float was the Retirement Home for Horses, which provides a home for older horses that are retired from their former working activities. On their float, multiple people wore costume horse heads while imitating typical retirement activities like golf, bingo, fishing and beauty shop visits, while others wearing the horse heads walked the parade route using wheeled walkers.

Another group that always enters a large and colorful float is the Hare Krisna who chanted a song for peace as they walked down the street.

Decorated motorcycles weaved in and out on the street as did the ever present Shriners Club on a variety of vehicles.

While everyone enjoyed the floats and festive mood, the part of the parade the children had been waiting for finally arrived as Santa Claus waved to the children as he rode by on top of a fire truck. Children responded, waving and calling out Santa's name to try and catch his attention. It was an exciting ending to a fun filled hour that brought out hundreds of people to enjoy the parade and the festive atmosphere.

# # #

Email rcarson@alachuatoday.com

SHOOTING:
Continued from page A1

Two shot in drug transaction

on the scene and began first aid. The wounded man was transported to UF Health Shands Hospital by ambulance. On the way to the hospital, the victim succumbed to his injuries and was pronounced deceased by paramedics. The deceased man was identified as 22-year-old Jaquan Janario Robinson, of Fort White.

While officers and paramedics were attending to Robinson, CCC received a phone call from a second individual saying he had been shot in the back. Officers located the second man suffering from a gunshot wound to his armpit area in the pasture adjacent to building 15139. First aid was provided by law enforcement and paramedics. The wounded man was transported to UF Health Shands Hospital in critical condition.

As of the last update to APD, he was still listed as critical condition.

The Criminal Investigations Division has conducted several interviews with on-scene witnesses and persons of interest. Following several interviews, it has been determined that the incident occurred after a drug transaction gone wrong. "This is not being investigated as a drive-by shooting," said APD Public Information Officer Det. Thomas Stanfield.

APD reports that no suspects have been arrested and the shooting is an on-going investigation. No further information is available, but as details emerge more information will be released at a later date.

# # #

Email cwalker@alachuatoday.com

High Springs, Alachua among recipients of community grants

By C.M. WALKER
Today Reporter

ALACHUA COUNTY – The City of High Springs will be making improvements to a local park thanks to funding from the Duke Energy Foundation.

The Foundation recently announced $160,000 in grants to support eight local community projects in Alachua County.

A first for Duke Energy Florida, the company worked alongside the Greater Gainesville Chamber of Commerce Foundation to identify local projects that have meaningful impacts in North-Central Florida communities.

The targeted $20,000 grants support initiatives ranging from park revitalization to signage projects, as well as equipment and plan upgrades.

In High Springs, the grant will assist the Parks and Recreation, Education and Culture Department (Parks & REC) in upgrading a popular basketball court at Walter Howard Park.

"With this grant, we plan to resurface the outdoor basketball court and upgrade the baskets at Walter Howard Park, High Springs' crown jewel pocket park," said Damon J. Messina, Parks & R.E.C. director. "This park has been a favorite among children in our community for several years. These upgrades will ensure it will be available for many years to come."

To help guide the economic growth and development of the community, the City of Waldo received a grant to update and enhance the city's Comprehensive and Economic Development Plan.

"The City of Waldo's Comprehensive and Economic Development Plan is outdated and is actually an impediment for new growth," said City of Waldo Mayor Louie Davis. "The cost of these updates is beyond our budget at this time and this grant has made it possible for the updates to happen."

"With the growth expected in Florida's future, Waldo needs to be ready with a strong plan to handle the growth and development in our city," said Davis. "Thank you, Duke Energy, for awarding grants like these for the small towns. Your dollars make a difference."

In addition to Waldo and High Springs, revitalization grants were also awarded to additional cities and towns.

In the city of Alachua, funds will support the City's efforts to provide educational exhibits and signage at Mill Creek Preserve to inform residents and visitors about the Mill Creek Sink Water Quality Improvement Project.

Funds will be used to add a kitchen at the Holly Hills Community Center in Archer, while in Hawthorne, funds will support the City's Hawthorne Historical Park with educational signage, benches and grills, among other items.

The Town of LaCrosse fire department will use the funds to replace equipment used by the town's fire department and the Town of Micanopy will use the funds to support the town's Micanopy Entry Sign Project.

In Newberry, funds will support the City's business incubator feasibility study at Newberry AgTech Innovation Park.

The Duke Energy Foundation grants are designed to aid revitalization and local economic development efforts and to help strengthen and uplift communities.

# # #

Email cwalker@alachuatoday.com

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

Neighborhood Meeting Notice

A neighborhood meeting will be held to discuss the site plan application for the existing Walmart Distribution Center #7035, located on 230.5 acres zoned Industrial General, and located at 18815 NW 115th Avenue in the City of Alachua. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on **Friday, December 30th, 2022 from 5:00 – 5:45 PM** at the Alachua Branch Library Meeting Room located at 14913 NW 140th Street, Alachua, Florida 32615.

Contact person: Mark Romano
CPH, LLC
407-322-6841

(Published: Alachua County Today - December 15, 2022)

MEETING SIGN-IN SHEET

Project:	Alachua Distribution Center #7035	**Meeting Date:**	December 30th, 2022
Facilitator:	CPH, LLC.	Alachua Branch Library - Meeting Room 14913 NW 140th Street Alachua, Florida 32615	

Name	Address	Phone	E-Mail
Tristen Horton	19005 NW 138th ave		
Lynn Gastmeyer	1418 SW 15th St		
Tamara Robbins	PO Box 2317		

500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

MEETING MINUTES

PROJECT NAME:	Wal-Mart Alachua Distribution Center #7035 – Neighborhood Meeting		
MEETING DATE:	12-30-22	**TIME**:	5:00 PM
CPH PROJ. NO.:	W13607.12	**LOCATION:**	Alachua Branch Library - Meeting Room
WRITTEN BY:	Mark Romano	**ISSUE DATE:**	01-04-23

1. PURPOSE:

The Neighborhood Meeting is an informal meeting between the applicant and any interested citizens. Neighborhood Meetings are encouraged as opportunities for informal communication between owners and occupants of nearby lands, applicants, and other residents who may be affected by development proposals. Although all issues may not be resolved, the Neighborhood Meeting allows for early citizen input and discussion.

2. MEETING MINUTES

The minutes below will be used to document decisions and action items for the project as it moves forward. It is the responsibility of all meeting attendees to bring all omissions, corrections, and/or errors in these minutes to the attention of the undersigned within five working days.

- Attendees: Mark Romano of CPH, LLC, Tristen Horton, Lynn Gastmeyor, and Tamara Robbins of Alachua.
- Participants at the scheduled Neighborhood Meeting were presented information regarding the distribution center project and were given the opportunity to speak on what components of the project caused them concern or they were unsure of.
- The scope of this project includes construction of approximately 0.5 acres of concrete drainage channel along the western parking lot of the distribution center. Construction of these channels will capture runoff that previously sheet flowed into the retention pond and instead direct it into a lined channel that will terminate as an unlined rapid infiltration basin.
- Ms. Robbins indicated her concern of potential pollution to the Floridian aquifer. Ms. Robbins believes that the distribution center does not comply with FDEP or District standards.
- It was explained that the project was previously permitted by both the Suwannee River Water Management District and the City of Alachua and meets all applicable code requirements. As part of this project approval process, a minor modification will be obtained from the Suwannee River Water Management District. The District will have the opportunity to review and comment on any potential concerns they find associated with project scope.
- Ms. Robbins objected to the location and time of the neighborhood meeting.
- It was explained that the library meeting room was one of the venues suggested by the City and that the time of the meeting was consistent with City Code.
- There was concern among all attendees with the proposed drainage layout in the west retention basin. Furthermore, that this layout would adverse effects on the neighboring properties.
- It was explained that the proposed drainage channel associated with this project will be fully contained on the Walmart property and is scheduled to be located away from the southern property line (330 +/- feet) and should not have an effect on neighboring properties.
- Ms. Robbins noted that the repair of sinkholes on site were mentioned during the last neighborhood meeting for this project (02-25-22). At the time of this meeting, repair of all the indicated sinkholes on site has been substantially completed. Ms. Robbins objected to this and argued that this repair work should be documented.
- Ms. Robbins was informed that per conversations with City of Alachua staff, repair of the sinkholes on site classifies as a maintenance activity and does not require a City permit. The District also does not require issuance of a permit for maintenance activities.

500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

3. ACTION ITEMS		
ACTION ITEM	**RESPONSIBLE PARTY**	**DUE DATE**
City of Alachua Site Plan Application	CPH, LLC	TBD
SRWMD Minor Modification	CPH, LLC	TBD
NEXT MEETING:	N/A	
END OF MEETING MINUTES		

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03998-000-000
Prop ID	16364
Location Address	18201 NW 115TH AVE ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	(233200.61)
Subdivision	
Brief Legal Description*	SECTIONS 29 30 31 & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11 FT E 220.12 FT S 321.93 FT W 291 FT S 150 FT E 291 FT S 2875.76 FT W 2170.68 FT POB S 00 DEG 40 MIN 37 SEC W 1097.42 FT S 00 FRG 18 MIN 30 SEC E 1322.63 FT S 89 DEG 44 MIN 27 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	WAREH/DIST TERM (04800)
Sec/Twp/Rng	32-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	21.5087
Acreage	230.500
Homestead	N

View Map

Owner Information

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$30,222,671	$30,976,358	$31,357,002	$31,737,643	$32,875,500
Land Value	$9,220,000	$9,220,000	$9,220,000	$2,074,500	$2,074,500
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$39,442,671**	**$40,196,358**	**$40,577,002**	**$33,812,143**	**$34,950,000**
Assessed Value	$39,442,671	$40,196,358	$36,921,736	$33,812,143	$34,950,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$39,442,671	$40,196,358	$36,921,736	$33,812,143	$34,950,000
Maximum Save Our Homes Portability	$0	$0	$3,655,266	$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
4800	WAREHOUSE	230.50	10040580	0	0	IG

Building Information

Type	WRHSE DISTRIB MEGA	**Heat**	GAS
Total Area	1,177,952	**HC&V**	FORCED - NO DT
Heated Area	1,101,975	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MODULAR METAL	**Total Rooms**	1-Rooms
Roof Type	RIGID FR/JOIST	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2007
Floor Cover	CONC ABV GRD	**Effective Year Built**	2007

Type	SERVICE SHOP	**Heat**	GAS
Total Area	15,960	**HC&V**	FORCED - NO DT
Heated Area	14,760	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	

Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2007
Floor Cover	FIN CONCRETE	**Effective Year Built**	2007

Type	SERVICE SHOP	**Heat**	GAS
Total Area	1,360	**HC&V**	FORCED - NO DT
Heated Area	1,360	**HVAC**	NONE
Exterior Walls	NONE; PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2007
Floor Cover	FIN CONCRETE	**Effective Year Built**	2007

Type	NSOH MISC	**Heat**	
Total Area	2,836	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2007

Type	SOH MISC	**Heat**	
Total Area	4,005,293	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2007

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
AOF	AVERAGE OFFICE	19,859	3	8250	WRHSE DISTRIB MEGA
BAS	BASE AREA	1,082,116	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	2,280	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	3,372	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	984	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	3,372	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	2,696	3	8250	WRHSE DISTRIB MEGA
CAN	CANOPY (NO SIDES)	2,028	3	8250	WRHSE DISTRIB MEGA
OHA	1.5 WITH ATTIC	6,290	3	8250	WRHSE DISTRIB MEGA
UST	UNFINISHED STORAGE	512	3	8250	WRHSE DISTRIB MEGA
UST	UNFINISHED STORAGE	54,443	3	8250	WRHSE DISTRIB MEGA

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	14,760	3	6700	SERVICE SHOP
OHA	1.5 WITH ATTIC	1,200	3	6700	SERVICE SHOP

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,360	3	6700	SERVICE SHOP

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0662	CP 2	1,936		R2	RES
0662	CP 2	900		R2	RES

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	1,656		C6	COMM
3541	CANOPY 1	120		C6	COMM
3541	CANOPY 1	120		C6	COMM
3800	DRIVE/WALK	2,407,013		C1	COMM
3882	FENCE CB	806		C1	COMM
3883	FENCE CL	65,924		C1	COMM

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3900	FIRE PRO/COMM-INTERIOR	1,192,685		C2	COMM
4040	GAZEBO	400		C2	COMM
4230	GUARD HOUSE	420		C2	COMM
4420	LIGHTS	12		C1	COMM
4420	LIGHTS	16		C1	COMM
4420	LIGHTS	4		C1	COMM
4680	PAVING 1	329,017		C1	COMM
4800	PUMP HOUSE	1,600		C5	COMM
4820	RAMP	492		C1	COMM
4820	RAMP	750		C1	COMM
5021	SHED 1	450		C2	COMM
5021	SHED 1	220		C2	COMM
5021	SHED 1	420		C2	COMM
5021	SHED 1	380		C2	COMM
5021	SHED 1	240		C2	COMM
5140	SPILL CTRL	1,764		C1	COMM
5140	SPILL CTRL	784		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2005	$5,393,500	SD	3058	464	Q - QUALIFIED	Vacant	* WACO OF ALABAMA INC	WAL-MART STORES EAST LP	Link (Clerk)
11/18/1997	$1,912,400	MS	2140	1821	U - UNQUALIFIED	Improved		* WACO OF ALABAMA INC	Link (Clerk)

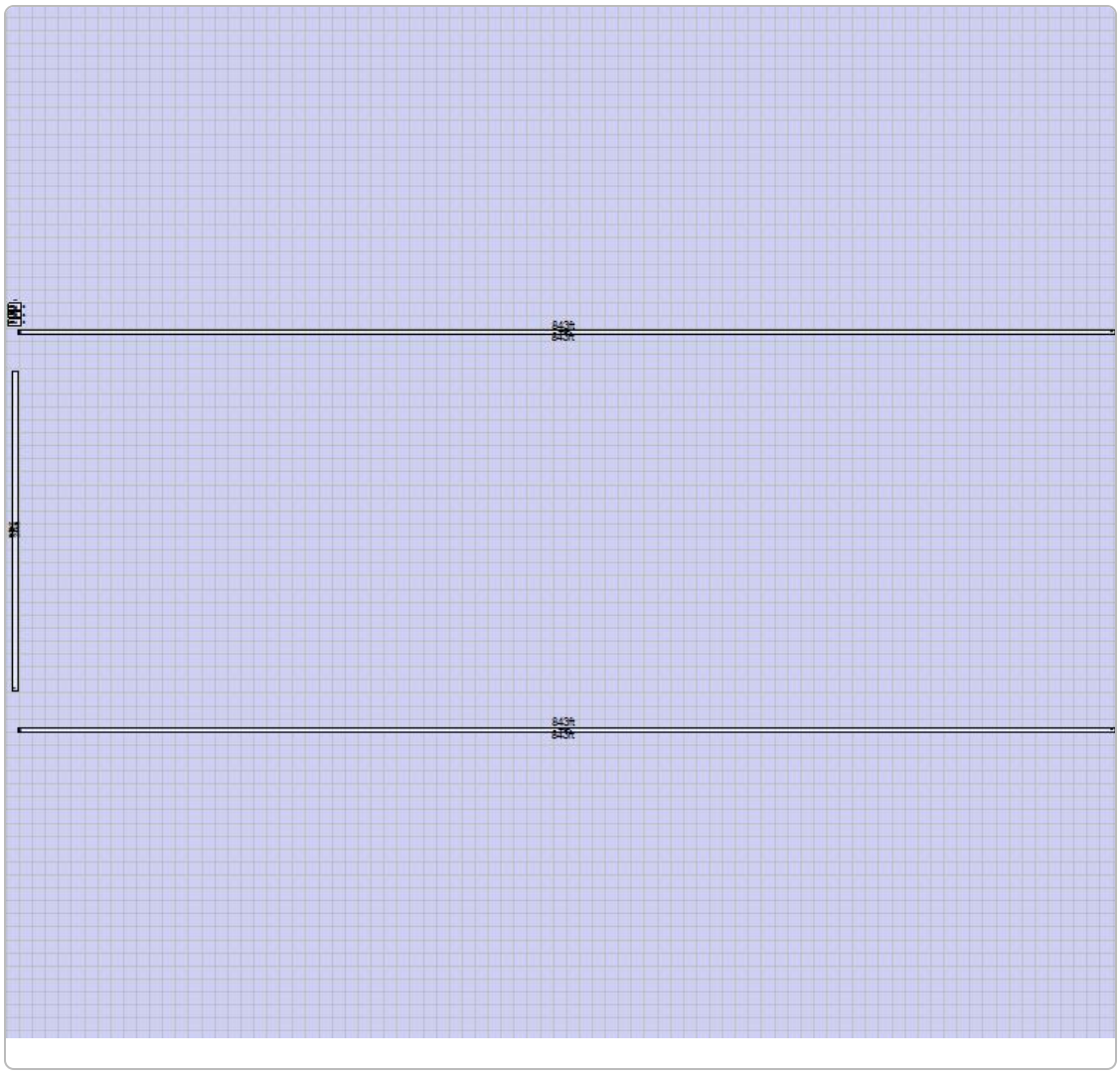
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

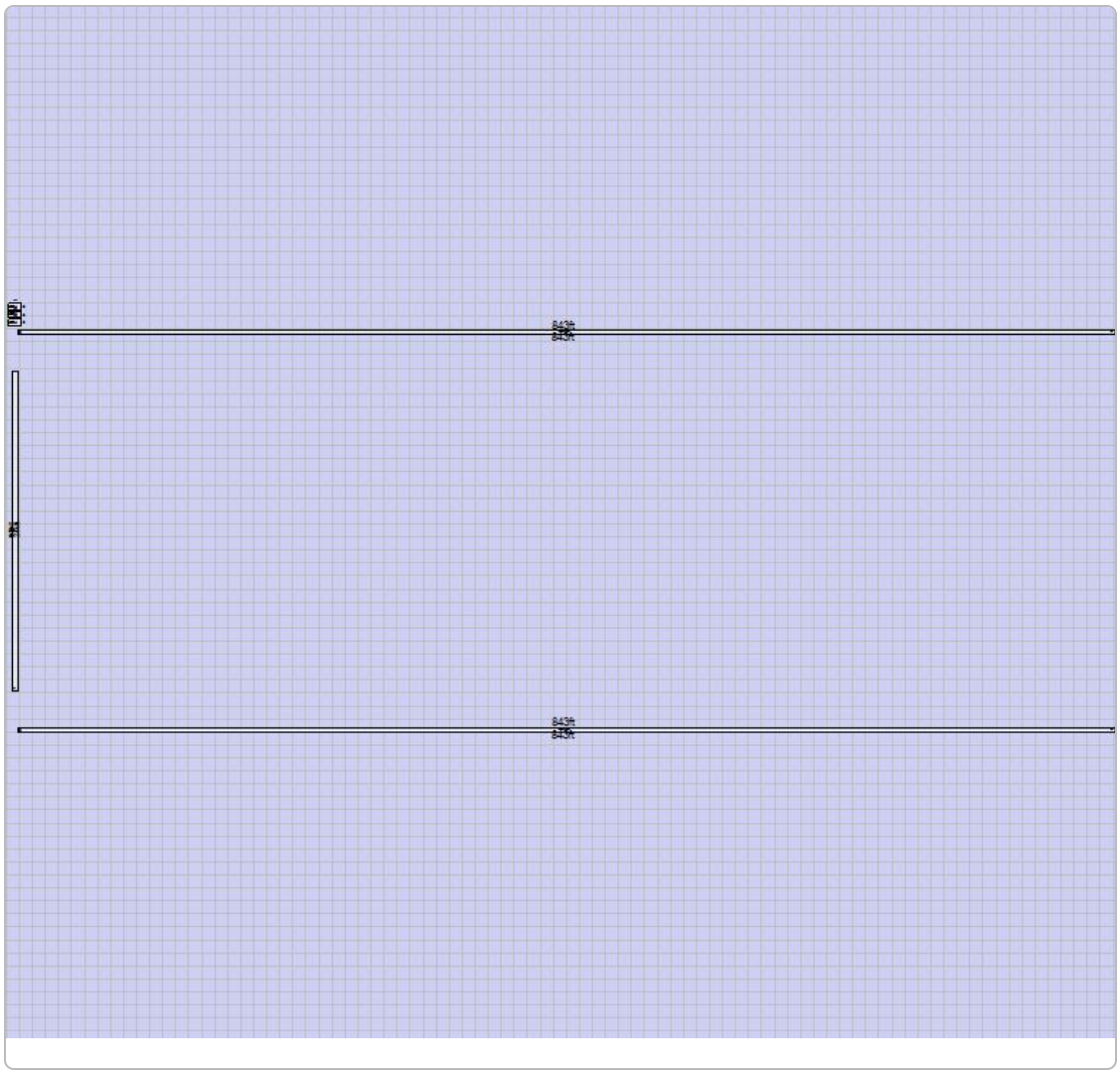
Permits

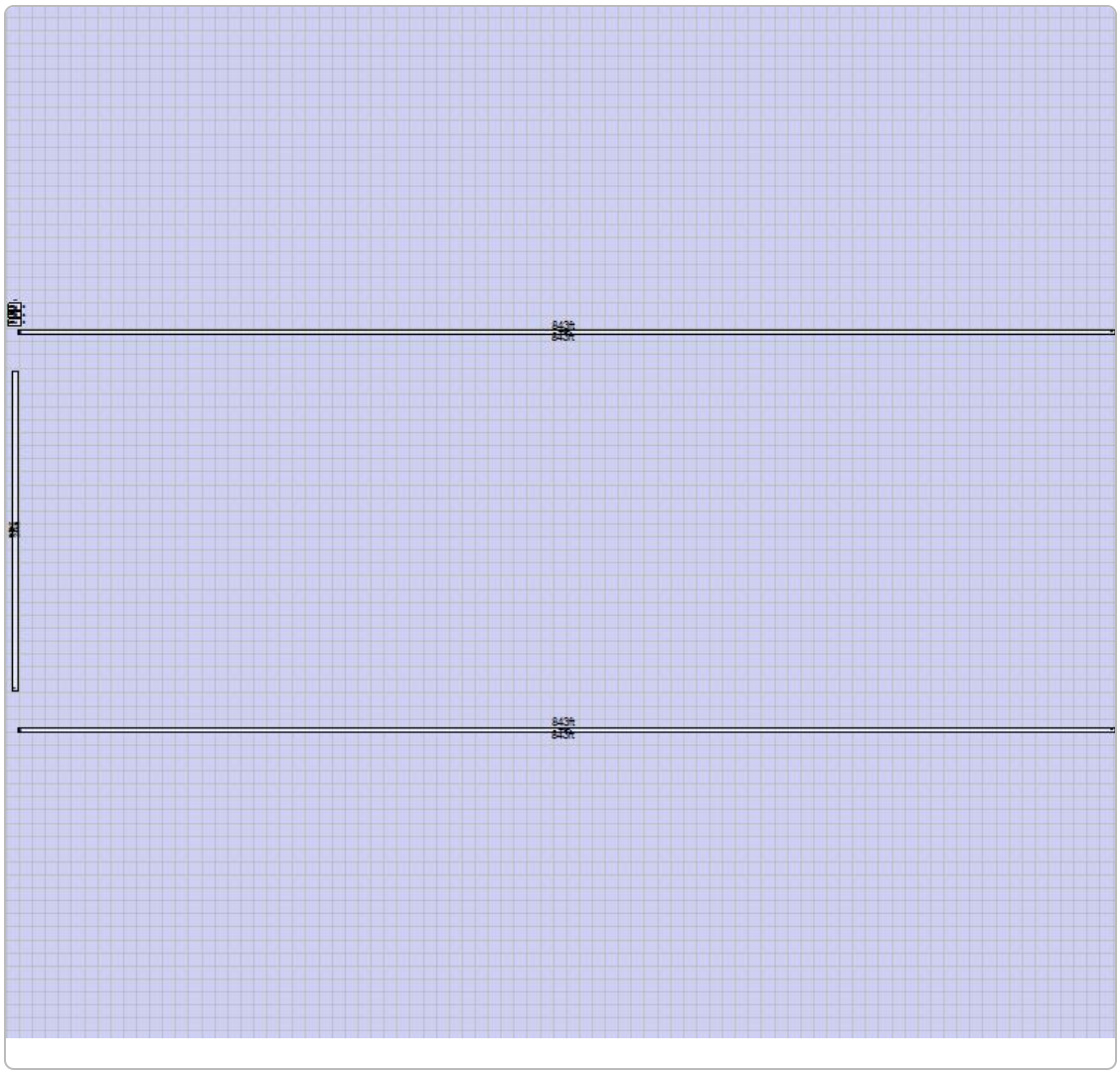
Permit Number	Type	Primary	Active	Issue Date	Value
P03-21-8260	SIGN PERMIT	Yes	No	4/20/2021	$0
P08-20-7738	ROOFING	Yes	No	8/18/2020	$0
P12-19-7271	MECHANICAL	Yes	No	12/17/2019	$0
P08-19-7052	MECHANICAL	Yes	No	8/26/2019	$35,069
P01-19-6611	MECHANICAL	Yes	No	1/28/2019	$1,525
P11-18-6497	SIGN PERMIT	Yes	No	11/21/2018	$0
P11-18-6492	COMM REMODEL PERMIT	Yes	No	11/20/2018	$0
P11-17-5841	FIRE SPR. SYS.	Yes	No	1/16/2018	$1,000
3-17-5337	MECHANICAL	Yes	No	3/7/2017	$100
10-16-5117	MISCELLANEOUS	Yes	No	11/1/2016	$125,000
10-16-5119	MISCELLANEOUS	Yes	No	11/1/2016	$62,500
8-15-4369	COMM REMODEL PERMIT	Yes	No	8/6/2015	$550,000
A6-13-3123	NON-RES ADDN/ALT CONVERT	Yes	No	6/27/2013	$300,000
12-11-2413	COMM REMODEL PERMIT	Yes	No	1/17/2012	$23,000
A5-11-2175	FIRE SPR. SYS.	Yes	No	5/12/2011	$1,987
08-11489	SERVICE UPGRADE	Yes	No	6/3/2008	$23,340
08-11466	FIRE SPR. SYS.	Yes	No	5/14/2008	$204,397
07-11052	RES. CARPT/GAR. ADDN.	Yes	No	6/8/2007	$0
07-11053	RES. CARPT/GAR. ADDN.	Yes	No	6/8/2007	$0
07-10934	SIGN PERMIT	Yes	No	3/5/2007	$130
07-10931	FIRE SPR. SYS.	Yes	No	3/1/2007	$181,488
07-10920	SIGN PERMIT	Yes	No	2/26/2007	$623
07-10922	SIGN PERMIT	Yes	No	2/26/2007	$0
07-10921	SIGN PERMIT	Yes	No	2/23/2007	$1,450
07-10902	RES. CARPT/GAR. ADDN.	Yes	No	2/7/2007	$2,900
06-10789	FIRE SPR. SYS.	Yes	No	11/15/2006	$1,575
06-10416	PARK MOBILE HOME	Yes	No	4/27/2006	$0
06-10289	MECHANICAL	Yes	No	1/3/2006	$0
05-09807	COMM BUILDING PERMIT	Yes	No	3/10/2005	$9,999,999

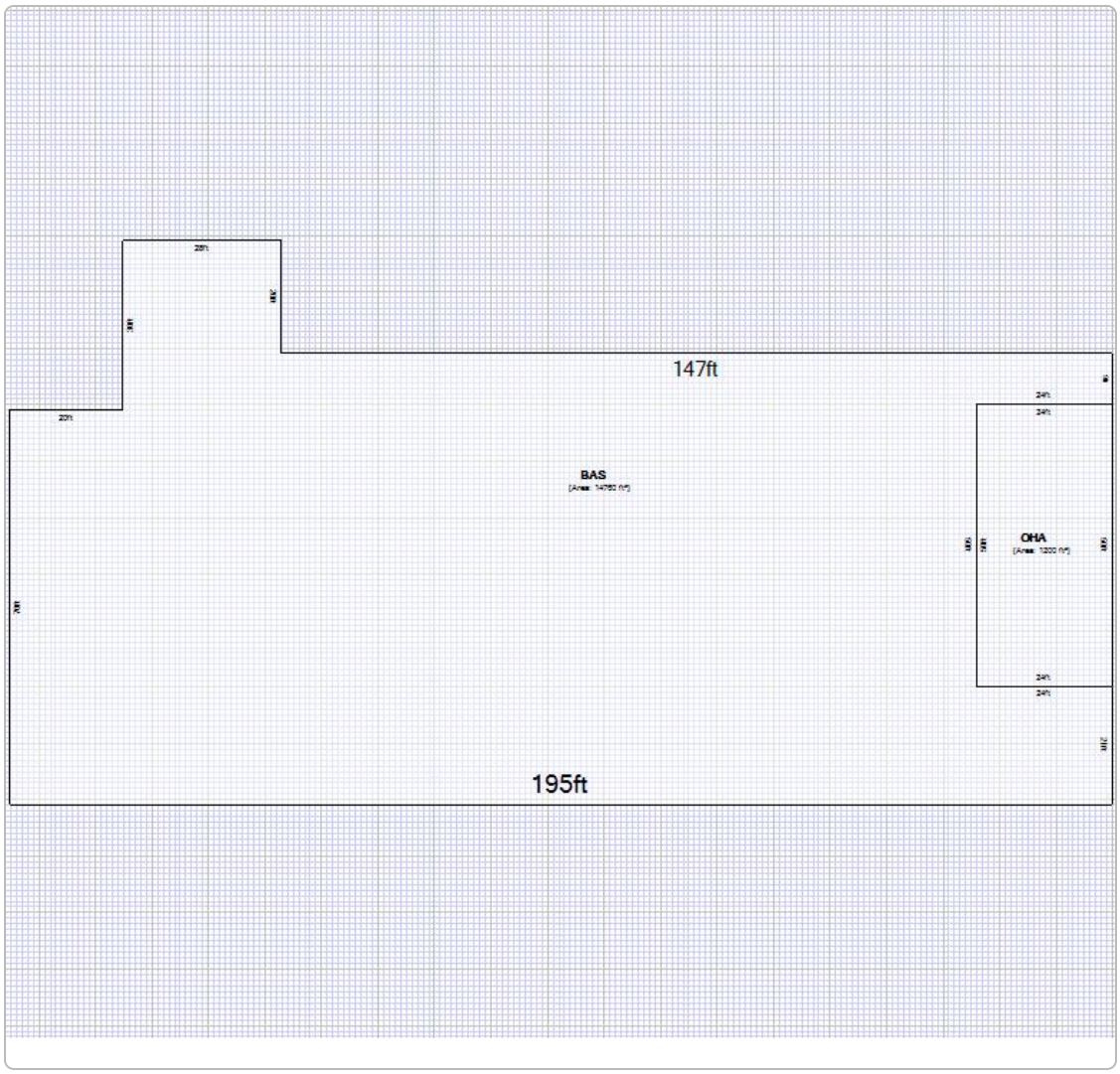
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





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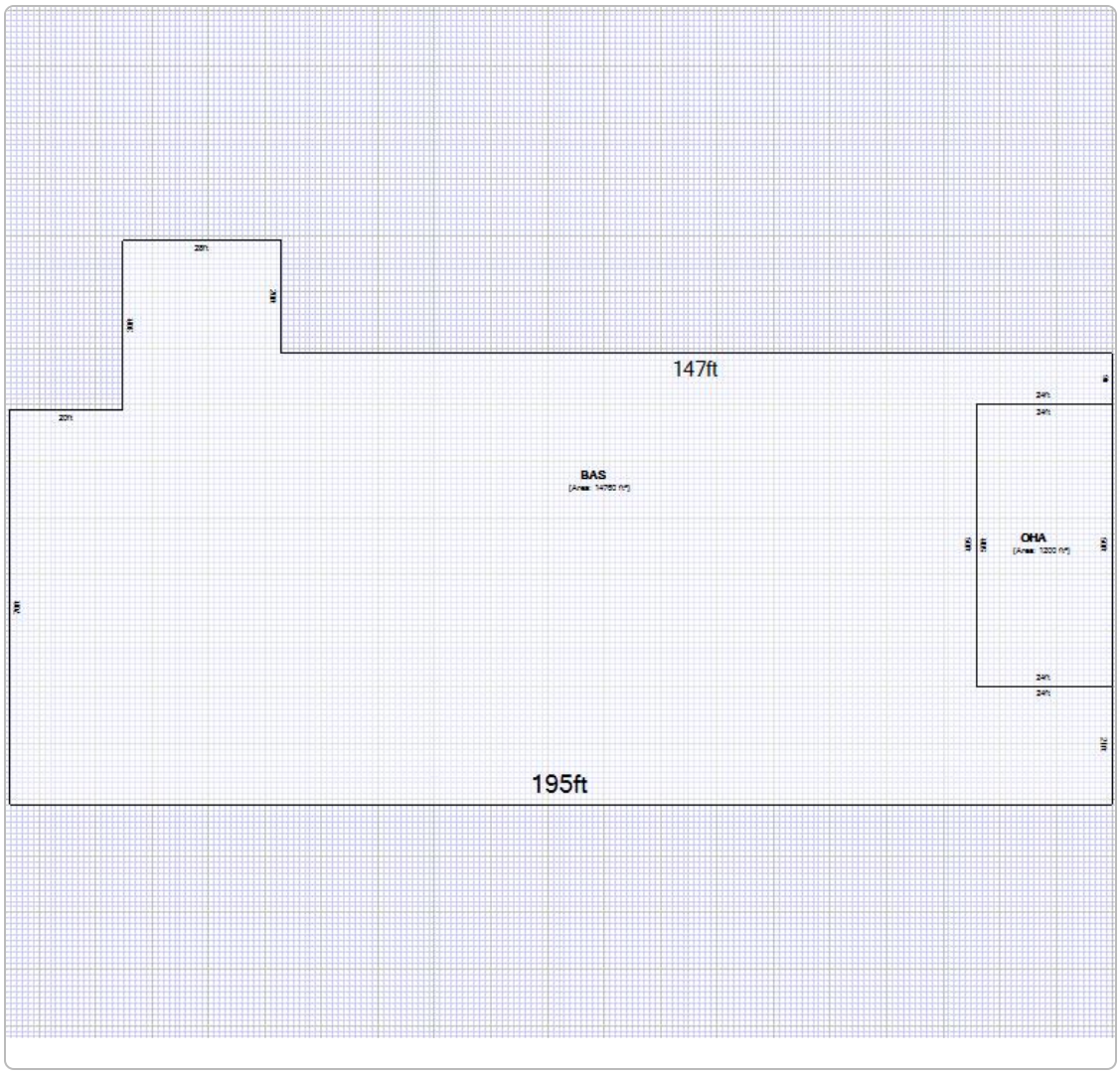
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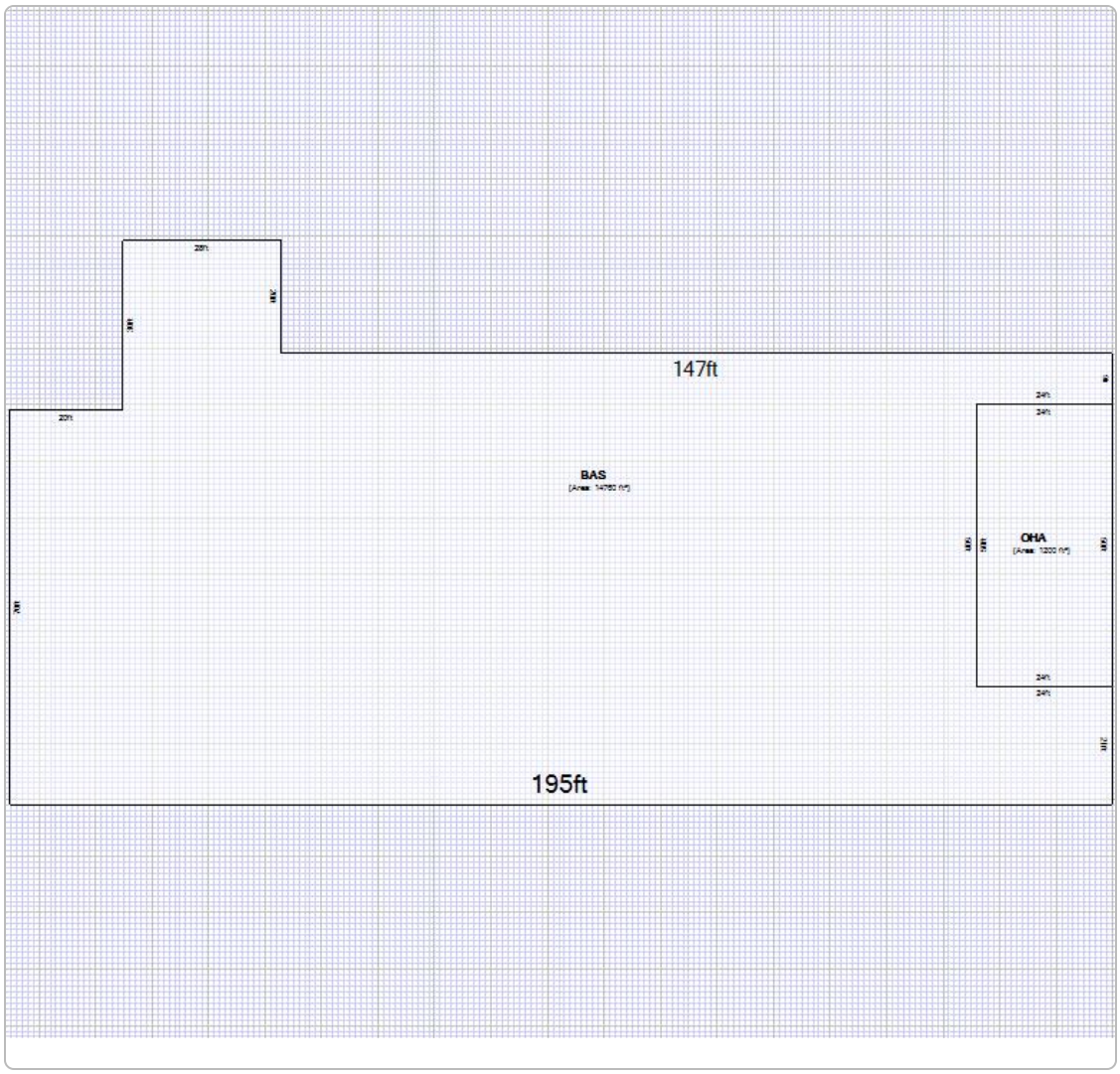
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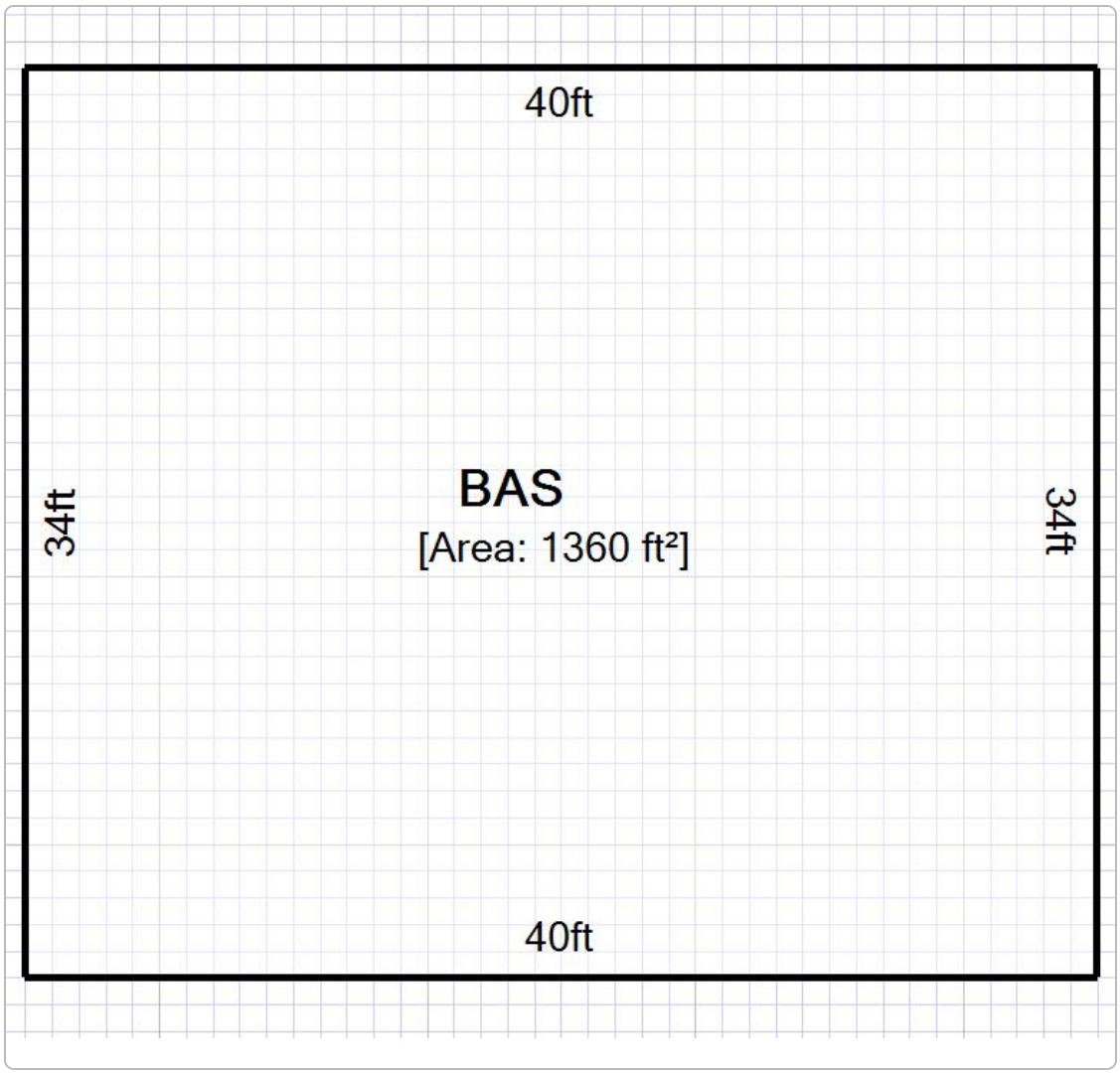
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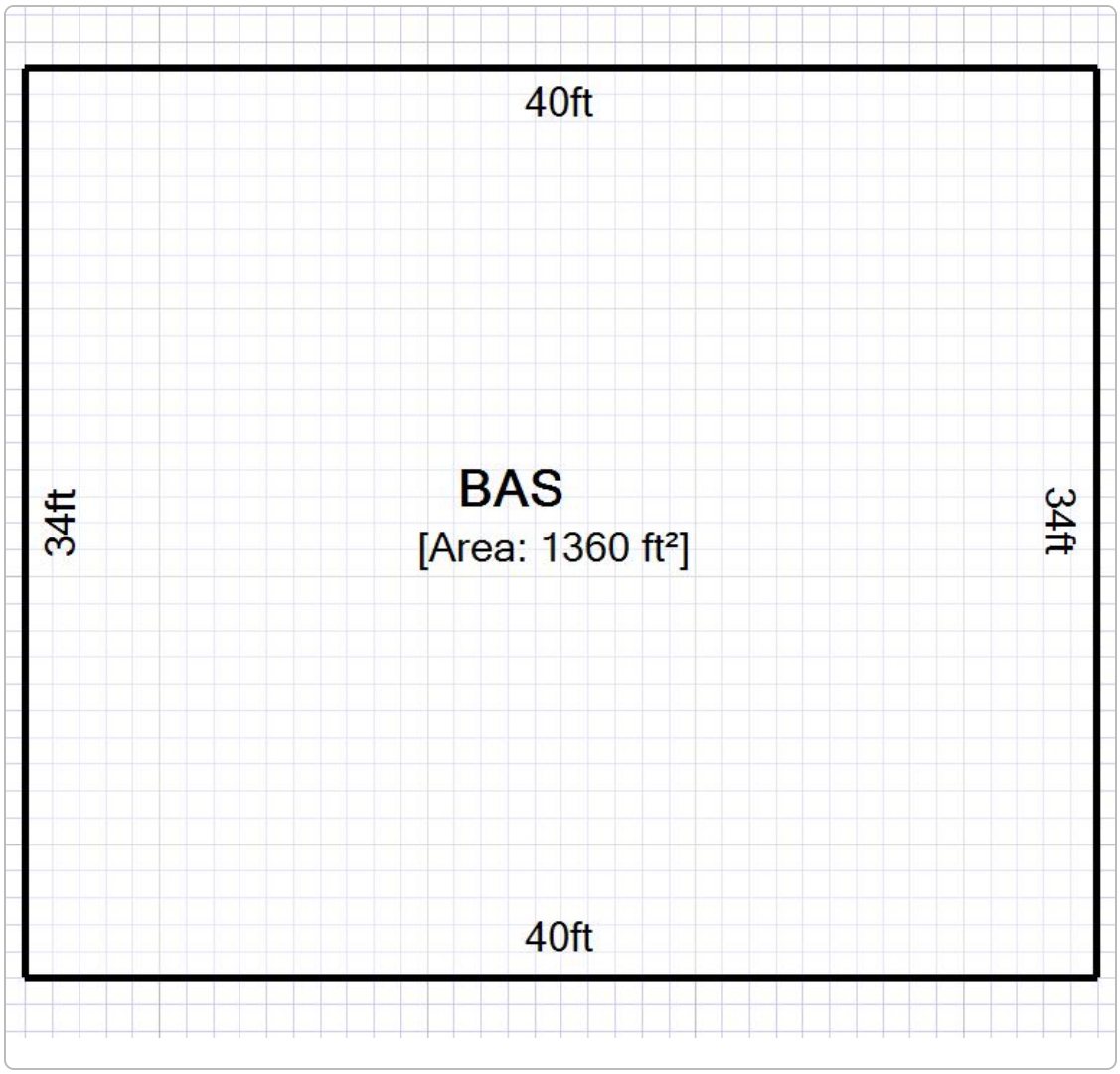
[Area: 1360 ft²]
34ft
40ft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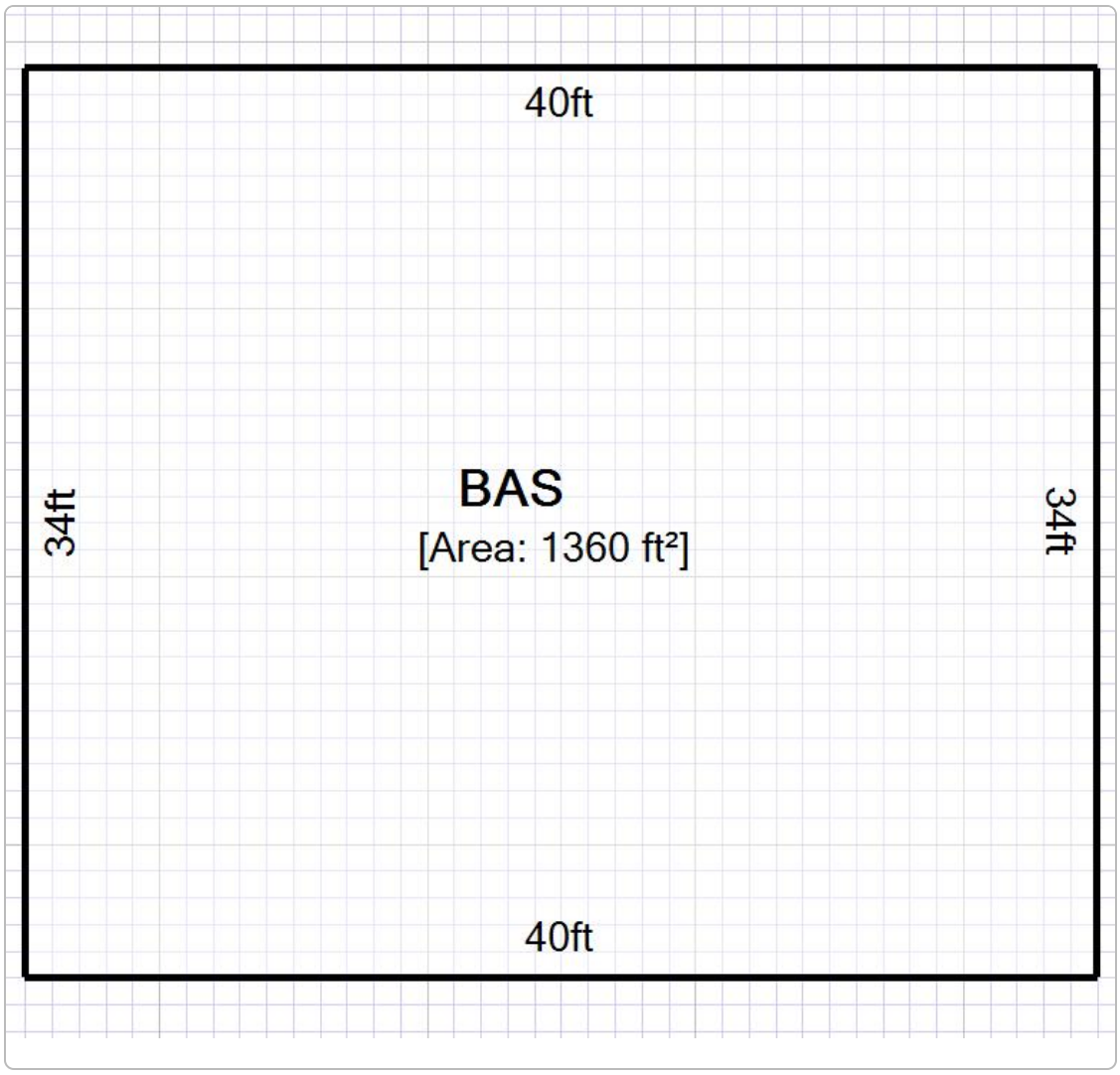
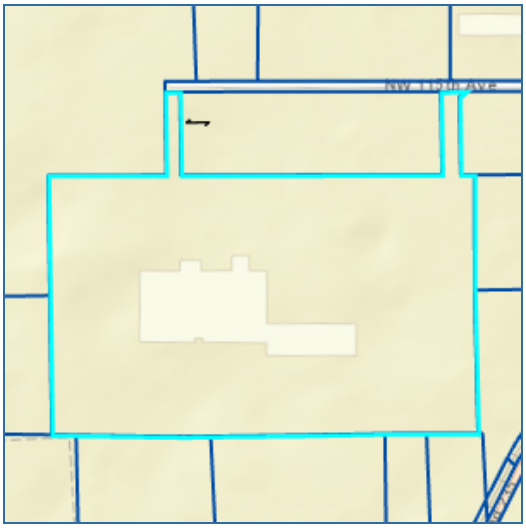


Map



Photos

No data available for the following modules: Extra Features.

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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Last Data Upload: 1/4/2023, 7:39:20 AM

Version 2.3.236

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2022 PAID REAL ESTATE 16364

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03998 000 000	18223 NW 115TH AVE	1700

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	39,442,671	0	39,442,671	306,319.67
LIBRARY GENERAL	1.0565	39,442,671	0	39,442,671	41,671.18
SCHOOL CAP PROJECT	1.5000	39,442,671	0	39,442,671	59,164.01
SCHOOL DISCRNRY & CN	0.7480	39,442,671	0	39,442,671	29,503.12
SCHOOL GENERAL	3.2500	39,442,671	0	39,442,671	128,188.68
SCHOOL VOTED	1.0000	39,442,671	0	39,442,671	39,442.67
CHILDREN'S TRUST	0.4612	39,442,671	0	39,442,671	18,190.96
SUWANNEE RIVER WATER MGT DIST	0.3368	39,442,671	0	39,442,671	13,284.29
CITY OF ALACHUA	5.3900	39,442,671	0	39,442,671	212,596.00
TOTAL MILLAGE	21.5087			AD VALOREM TAXES	$848,360.58

John Power COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

SECTIONS 29 30 31 & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
811 BOCC SOLID WASTE MGMT	1.000	@ 2924.3900	2,924.39
550 COUNTY FIRE SERVICES	1.000	Varies	50,316.33
NON-AD VALOREM ASSESSMENTS			$53,240.72

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$901,601.30

IF PAID BY PLEASE PAY	Nov 30, 2022 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE 16364
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
03998 000 000	18223 NW 115TH AVE

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2022	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 22-0040902 $865,537.25 Paid 11/29/2022

Prepared by:
John T. Sefton
FL Bar No. 184055
Foley & Lardner LLP
Suite 1300, One Independent Drive
Jacksonville, FL 32202
F&L File No. 083387.0113

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2102940 4 PGS
2005 JAN 20 02:12 PM BK 3058 PG 464
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#220633
Doc Stamp-Deed: 37,754.50

2102940

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 18 day of January, 2005, between **Waco Properties, Inc.**, a Florida corporation, formerly known as **Waco of Alabama, Inc.**, whose address is c/o 569 Edgewood Avenue, Jacksonville, FL 32205 ("Grantor"), and **Wal-Mart Stores East, L.P.**, a Delaware limited partnership, whose address is 2001 Southeast 10th Street, Bentonville, Arkansas 72712-6489 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever, the following described land located in Alachua County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto Grantee in fee simple.

Subject to taxes for 2005 and subsequent years.

And Grantor does hereby covenant with Grantee that, except as noted above, at the time of the delivery of this deed the lands were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the lands against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered
In the presence of:

Sue A. Butler
Typed or printed name: SUE A. BUTLER

Typed or printed name: JOHN T. SEFTON

Waco Properties, Inc.

By: _____
Jack Dyer, its president

{Corp. Seal}

("Grantor")

INSTRUMENT # 2102940
4 PGS

State of Florida; County of Duval

The foregoing instrument was acknowledged before me this 18 day of January 2005, by Jack Dyer, the President of **Waco Properties, Inc.**, a Florida corporation formerly known as Waco of Alabama, Inc., on behalf of said corporation. Jack Dyer produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

JOHN T. SEFTON
MY COMMISSION # DD 178406
EXPIRES: March 14, 2007
Bonded Thru Notary Public Underwriters

printed name of notary: JOHN T. SEFTON

INSTRUMENT # 2102940
4 PGS

Exhibit "A"
to
Special Warranty Deed from Waco Properties, Inc. to
Wal-Mart Stores East, L.P.

WAL-MART DISTRIBUTION CENTER (PROPOSED)
ALACHUA COUNTY, FLORIDA

A TRACT OF LAND SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N89°27'14" W, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235A (100 FOOT RIGHT OF WAY) AND TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGES 1821-1826 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 9 COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LAND LINE, S00°42'43"W, A DISTANCE OF 700.64 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF QUAIL ROOST UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 29 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N89°17'17"W, A DISTANCE OF 220.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE RUN S00°42'43"W, A DISTANCE OF 168.11 FEET; THENCE RUN S87°21'49"E, A DISTANCE OF 220.12 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S00°42'43"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 321.93 FEET TO A CONCRETE MONUMENT; THENCE RUN S88°22'07"W, A DISTANCE OF 291.00 FEET; THENCE RUN S00°42'43"W, A DISTANCE OF 150.00 FEET; THENCE RUN N88°22'07"E, A DISTANCE OF 291.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S00°42'43"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2875.76 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND EASTERLY LAND LINE, RUN N89°17'17"W, A DISTANCE OF 2170.68 FEET (2163.09 FEET AS ACTUALLY MEASURED) TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 4, SECTION 29, T8S, R18E, BEING THE **POINT OF BEGINNING**; THENCE RUN S00°40'37"W ALONG THE WEST LINE OF GOVERNMENT LOT 4, SECTION 29, T8S, R18E, A DISTANCE OF 1097.42 FEET TO THE NW CORNER OF GOVERNMENT LOT 1, SECTION 32, T8S, R18E; THENCE RUN S00°18'30" E, A DISTANCE OF 1322.63 FEET, THENCE RUN S89°44'27"W , A DISTANCE OF 1695.25 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN N89°48'00"W ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 821.02 FEET; THENCE RUN S89°54'37"W, A DISTANCE OF 246.13 FEET; THENCE RUN N88°30'14"W, A DISTANCE OF 1242.20 FEET, THENCE RUN N00°03'12"W, A DISTANCE OF 2442.07 FEET; THENCE S89°17'42"E, A DISTANCE OF 1112.26 FEET; THENCE RUN N00°00'00"W, A DISTANCE 793.07 FEET (793.03 FEET AS MEASURED) TO A POINT ON THE SOUTH LINE OF THE ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF ALACHUA AT O.R. BOOK 3054, PAGE 419, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA (SUCH RIGHT-OF-WAY ALSO BEING THE LANDS DESCRIBED IN EXHIBIT "C"

TO THE "DEVELOPMENT AGREEMENT" RECORDED AT O.R. BOOK 2970, PAGE 787, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA, AND BEING REFERRED TO HEREIN AS THE "RIGHT-OF-WAY"); THENCE RUN S89°17'17"E, ALONG THE SOUTHERLY LINE OF THE RIGHT-OF-WAY A DISTANCE OF 140.01 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 793.01 FEET; THENCE RUN S89°17'36"E, A DISTANCE OF 2450.78 FEET, THENCE RUN N00°00'00"E, A DISTANCE OF 792.79 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY; THENCE RUN S89°17'17"E ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY A DISTANCE OF 237.86 FEET; THENCE RUN S50°26'05"W, A DISTANCE OF 75.03 FEET; THENCE RUN S00°00'00"W, A DISTANCE OF 743.64 FEET; THENCE RUN S89°03'06"E, A DISTANCE OF 129.52 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

SECTIONS 29, 30, 31, & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11 FT E 220.12 FT S 321.93 FT W 291 FT S 150 FT E 291 FT S 2875.76 FT W 2170.68 FT POB S 00 DEG 40 MIN 37 SEC W 1097.42 FT S 00 FRG 18 MIN 30 SEC E 1322.63 FTS 89 DEG 44 MIN 27 SEC W 1695.25 FT N 89 DEG 48 MIN 00 SEC W 821.02 FT S 89 DEG 54 MIN 37 SEC W 246.13 FT N 88 DEG 30 MIN 14 SEC W 1242.20 FT N 00 DEG 03 MIN 12 SEC W 2442.07 FT S 89 DEG 17 MIN 42 SEC E 1112.26 FT N 793.07 FT S 89 DEG 17 MIN 17 SEC E 140.01 FT S 793.01 FT S 89 DEG 17 MIN 36 SEC E 2450.78 FT N 792.79 FT S 89 DEG 17 MIN 17 SEC E 237.86 FT S 50 DEG 26 MIN 05 SEC W 75.03 FT S 743.64 FT S 89 DEG 03 MIN 06 SEC E 129.52 FT POB OR 3058/0464

Updated ICPR Model

FOR

WALMART DISTRIBUTION CENTER 7035-505
18815 NW 115TH AVENUE
ALACHUA, FLORIDA 32615

PREPARED FOR:
CITY OF ALACHUA

MARCH 2023

A Full Service Design Firm

500 W. FULTON STREET, SANFORD, FL 32771

PHONE: 407-322-6841

FAX: 407-330-0639

CPH PROJECT # W13607.12

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P.E. Number

Date

Simple Basin: BASIN B

Scenario:	Scenario1
Node:	POND B
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	83.1500 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: GWT

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	65.00 ft
Warning Stage:	66.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	65.00
0	0	0	336.0000	65.00

Comment:

Node: POND B

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	84.32 ft
Warning Stage:	85.00 ft

Stage [ft]	Area [ac]	Area [ft2]
83.00	21.2500	925650
84.00	21.4100	932620
85.00	21.8100	950044
86.00	22.3200	972259

Stage [ft]	Area [ac]	Area [ft2]
87.00	22.9800	1001009

Comment:

Percolation Link: PERC 1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	POND B		
To Node:	GWT	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	10627.00 ft
Flow Direction:	Both	Perimeter 2:	10985.56 ft
Aquifer Base Elevation:	55.00 ft	Perimeter 3:	13402.43 ft
Water Table Elevation:	65.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	3.800 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	2.500 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Layer thickness set to 0 to represent saturated condition with no vertical infiltration below pond

Simulation: Slug Load

Scenario:	Scenario1
Run Date/Time:	3/23/2023 10:22:35 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name:
Rainfall Amount: 0.00 in
Storm Duration: 0.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Relative Time [hrs]	Stage [ft]
0.0000	84.32
0.2511	84.29
0.5050	84.27
0.7527	84.24
1.0027	84.22
1.2527	84.19
1.5027	84.16
1.7527	84.14
2.0027	84.11
2.2527	84.09
2.5027	84.06
2.7527	84.03
3.0027	84.01
3.2527	83.98
3.5027	83.96
3.7527	83.94
4.0027	83.92
4.2527	83.90
4.5027	83.88
4.7527	83.87
5.0027	83.85
5.2527	83.84
5.5027	83.82
5.7527	83.81
6.0027	83.80
6.2527	83.78
6.5027	83.77
6.7527	83.76
7.0027	83.74
7.2527	83.73
7.5027	83.72
7.7527	83.71
8.0027	83.70
8.2527	83.69
8.5027	83.68
8.7527	83.67
9.0027	83.66
9.2527	83.65
9.5027	83.64
9.7527	83.63
10.0027	83.62
10.2527	83.61

Relative Time [hrs]	Stage [ft]
10.5027	83.60
10.7527	83.59
11.0027	83.58
11.2527	83.57
11.5027	83.56
11.7527	83.56
12.0027	83.55
12.2527	83.54
12.5027	83.53
12.7527	83.52
13.0027	83.51
13.2527	83.51
13.5027	83.50
13.7527	83.49
14.0027	83.48
14.2527	83.48
14.5027	83.47
14.7527	83.46
15.0027	83.45
15.2527	83.45
15.5027	83.44
15.7527	83.43
16.0027	83.42
16.2527	83.42
16.5027	83.41
16.7527	83.40
17.0027	83.40
17.2527	83.39
17.5027	83.38
17.7527	83.38
18.0027	83.37
18.2527	83.36
18.5027	83.36
18.7527	83.35
19.0027	83.34
19.2527	83.34
19.5027	83.33
19.7527	83.32
20.0027	83.32
20.2527	83.31
20.5027	83.31
20.7527	83.30

Relative Time [hrs]	Stage [ft]
21.0027	83.29
21.2527	83.29
21.5027	83.28
21.7527	83.28
22.0027	83.27
22.2527	83.26
22.5027	83.26
22.7527	83.25
23.0027	83.25
23.2527	83.24
23.5027	83.24
23.7527	83.23
24.0027	83.22
24.2527	83.22
24.5027	83.21
24.7527	83.21
25.0027	83.20
25.2527	83.20
25.5027	83.19
25.7527	83.19
26.0027	83.18
26.2527	83.18
26.5027	83.17
26.7527	83.16
27.0027	83.16
27.2527	83.15
27.5027	83.15
27.7527	83.14
28.0027	83.14
28.2527	83.13
28.5027	83.13
28.7527	83.12
29.0027	83.12
29.2527	83.11
29.5027	83.11
29.7527	83.10
30.0027	83.10
30.2527	83.09
30.5027	83.09
30.7527	83.08
31.0027	83.08
31.2527	83.07

Relative Time [hrs]	Stage [ft]
31.5027	83.07
31.7527	83.07
32.0027	83.06
32.2527	83.06
32.5027	83.05
32.7527	83.05
33.0027	83.04
33.2527	83.04
33.5027	83.03
33.7527	83.03
34.0027	83.02
34.2527	83.02
34.5027	83.01
34.7527	83.01
35.0027	83.01
35.2527	83.00
35.5027	83.00
35.7527	83.00
36.0027	83.00
36.2527	83.00
36.5027	83.00
36.7527	83.00
37.0027	83.00
37.2527	83.00
37.5027	83.00
37.7527	83.00
38.0027	83.00
38.2527	83.00
38.5027	83.00
38.7527	83.00
39.0027	83.00
39.2527	83.00
39.5027	83.00
39.7527	83.00
40.0027	83.00
40.2527	83.00
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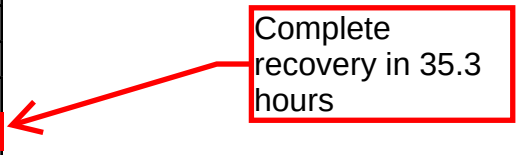
41.5027	83.00
41.7527	83.00



SUPPLEMENTAL CALCULATIONS

FOR

WALMART DISTRIBUTION CENTER 7035-505
18815 NW 115TH AVENUE
ALACHUA, FLORIDA 32615

PREPARED FOR:
CITY OF ALACHUA

MARCH 2023

A Full Service Design Firm

500 W. FULTON STREET, SANFORD, FL 32771

PHONE: 407-322-6841

FAX: 407-330-0639

CPH PROJECT # W13607.12

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P.E. Number

Date

Supplemental Calculations

INTRODUCTION

The following supplemental calculations have been attached to address comments from JBPro engineering.

ICPR was used to model the recovery of the pond system after the 100 year-240 hour storm event. Data was taken from Environmental Resource Permit #ERP03-0069 from the Suwanee River Water Management District (SWRMD).

Flume sizing calculations are included for two of the proposed flumes. The corresponding contributing area is also included.

CONTENTS:

ICPR CALCULATIONS

DATA FROM ERP03-0069

FLUME SIZING CALCULATIONS

CONTRIBUTING FLUME AREAS

FLUME REFERENCE

ICPR CALCULATIONS

Relative Time [hrs]	Stage [ft]
0.0000	84.32
0.2518	84.23
0.5011	84.13
0.7523	84.04
1.0027	83.95
1.2508	83.89
1.5032	83.83
1.7513	83.78
2.0013	83.74
2.2517	83.70
2.5032	83.66
2.7549	83.63
3.0023	83.59
3.2573	83.56
3.5056	83.53
3.7556	83.50
4.0056	83.47
4.2556	83.45
4.5056	83.42
4.7556	83.40
5.0056	83.37
5.2556	83.35
5.5056	83.33
5.7556	83.31
6.0056	83.28
6.2556	83.26
6.5056	83.24
6.7556	83.22
7.0056	83.20
7.2556	83.18
7.5056	83.17
7.7556	83.15
8.0056	83.13
8.2556	83.11
8.5056	83.09
8.7556	83.08
9.0056	83.06
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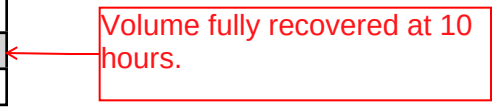
9.5056	83.03
9.7556	83.01
10.0056	83.00
10.2556	83.00



Simple Basin: BASIN B

Scenario:	Scenario1
Node:	POND B
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	83.1500 ac
Curve Number:	98.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: GWT

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	65.00 ft
Warning Stage:	66.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	65.00
0	0	0	336.0000	65.00

Comment:

Node: POND B

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	84.32 ft
Warning Stage:	85.00 ft

Stage [ft]	Area [ac]	Area [ft2]
83.00	21.2500	925650
84.00	21.4100	932620
85.00	21.8100	950044
86.00	22.3200	972259

Stage [ft]	Area [ac]	Area [ft2]
87.00	22.9800	1001009

Comment:

Percolation Link: PERC 1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	POND B		
To Node:	GWT	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	10627.00 ft
Flow Direction:	Both	Perimeter 2:	10985.56 ft
Aquifer Base Elevation:	55.00 ft	Perimeter 3:	13402.43 ft
Water Table Elevation:	65.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	13.500 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	9.000 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Simulation: Slug Load

Scenario:	Scenario1
Run Date/Time:	3/6/2023 10:00:55 AM
Program Version:	ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

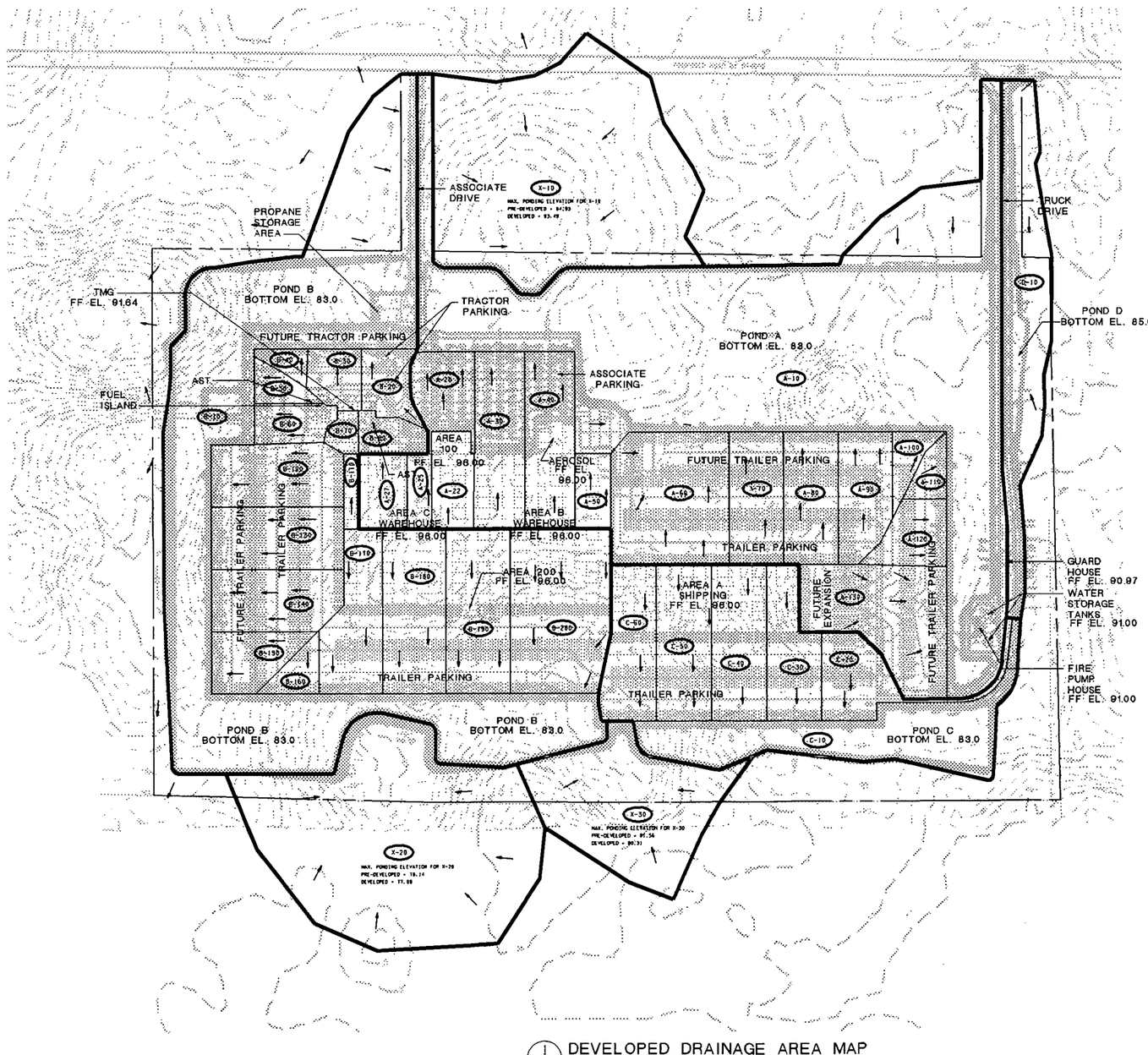
IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name:
Rainfall Amount: 0.00 in
Storm Duration: 0.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

DATA FROM ERP03-0069

DRAWING LEGEND:

- SITE BOUNDARY
- MAJOR DRAINAGE DIVIDE
- MINOR DRAINAGE DIVIDE
- FLOW ARROW
- A-10 DRAINAGE AREA DESIGNATION



1 DEVELOPED DRAINAGE AREA MAP
C4.02 SCALE: 1" = 200'

POST-DEVELOPED CONDITION
100-YEAR 240 HOURS = 17.0 INCHES

Drainage Area	Total Area (Ac.)	CN Number	Total Runoff for FDOT 240-HR storm (cf)
A-10	50.77	98	3088211
A-20	2.24	98	136046
A-22	2.00	98	121669
A-25	0.91	98	55516
A-27	1.68	98	101919
A-30	4.08	98	248004
A-40	4.04	98	245730
A-50	1.25	98	76088
A-60	7.11	98	432198
A-70	3.29	98	200389
A-80	3.29	98	200286
A-90	3.00	98	182199
A-100	0.91	98	55210
A-110	0.81	98	49373
A-120	1.93	98	117315
A-130	6.45	98	392499
B-10	31.55	98	1918987
B-20	1.61	98	98040
B-30	1.40	98	84870
B-40	0.56	98	33815
B-50	0.81	98	49222
B-60	1.40	98	85061
B-70	0.54	98	32748
B-80	1.13	98	68468
B-110	0.51	98	31311
B-120	3.77	98	229124
B-130	3.79	98	230554
B-140	3.60	98	219113
B-150	2.12	98	129164
B-160	0.93	98	56370
B-170	3.78	98	229737
B-180	4.79	98	291169
B-190	4.78	98	291042
B-200	7.44	98	452663
C-10	8.30	98	504945
C-20	3.55	98	215933
C-30	3.26	98	198373
C-40	3.95	98	240172
C-50	3.96	98	240790
C-60	3.57	98	216915
D-10	7.17	98	436328
X-10	23.35	48	1420149
X-20	22.90	48	1392780
X-30	9.67	48	588128

TRUE - PLAN NORTH

0 200 400 600 800
GRAPHIC SCALE IN FEET

PROJECT NO. 290018.003
DESIGN BY: L. LEE
DRAWN BY:
CHECKED BY: D. NORTHAM
DATE: 05/17/13

NO.	DATE	ISSUE
3	05/16/13	ISSUE FOR SJRWMD PERMIT
2	05/13/13	ISSUE FOR SJRWMD PERMIT
1	05/12/13	ISSUE FOR REVIEW

WAL-MART STORES INC.
REGIONAL DC 7035
ALACHUA, FLORIDA

DEVELOPED DRAINAGE AREA MAP

Carter-Burgess
Consultants in Planning, Architecture, Engineering, Construction Management and Facilities Services
Carter & Burgess, Inc.
Suite A, Gainesville, Florida 32653
(352) 333-8200 Fax (352) 333-8190

SHEET
C4.02

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J:\Wal_Mart_RDC\FL_Alachua_290018\Civil\Sheets\R35C402.DGN

Retention Pond A receives a total of 89.14 acres of drainage area. The drainage areas include A-10 through A-130. All drainage areas will utilize a curve number of 98. All drainage areas are sheet flowing across the parking lot, and drain into retention Pond A through either curb inlets or flumes. Refer to Appendix 3, Developed Drainage Area Map.

2. Retention Pond B

Retention Pond B receives a total of 78.90 acres of drainage area. The drainage areas include B-10 through B-200. Refer to Appendix 3, Developed Drainage Area Map.

3. Retention Pond C

Retention Pond C receives a total of 25.14 acres of drainage area. The drainage areas include C-10 through C-60. Refer to Appendix 3, Developed Drainage Area Map.

4. Retention Pond D

Retention Pond D receives a total of 7.17 acres of drainage area. The drainage area includes D-10. Refer to Appendix 3, Developed Drainage Area Map.

Infiltration for Retention Basin D is not considered due to the uncertainty of high groundwater elevation and small surface areas. As a result the runoff will flow through equalizer Pipe P-AD to Retention Pond A where all infiltration will occur.

B. Infiltration In Retention Ponds

Carter :: Burgess's geotechnical consultant, Universal Engineering Sciences, prepared a Geotechnical Exploration Report for the proposed site. Universal Engineering Sciences performed the laboratory percolation tests on proposed retention pond areas. Recommended conductivities are summarized in Table 1 below:

Table 1 – Soil Parameters for Retention Pond Design

Parameter	Retention Name		
	Pond A	Pond B	Pond C
Pertinent Soil Borings	R-1, R-2, R-3, R-4, R-5, R-6	R-7, R-8, R-9	R-14, R-15
Average Vertical Unsaturated Infiltration Rate (feet/day)	2.5	18	8.2
Average Horizontal Hydraulic Conductivity (feet/day)	3.8	27	12.3
Fillable Porosity (%)	25	25	25

To be conservative, the infiltrations used in ICPR model are 1/2 of these values.

Some portion of boring samples indicate perched water between 8.6 to 11.3 feet from the ground surface elevation at the proposed pond areas. However, in discussion with SRWMD, they felt this condition was an anomaly and would not affect the final construction. Universal Engineering Sciences reported that the seasonal high water elevation is deeper than 20' from the ground surface elevation. A conservative 10-foot layer is assumed between the seasonal high water and the confining layer.

The project specifications specify that the pond bottoms are not to be compacted to maximize the infiltration rate. However, Carter :: Burgess utilized a safety factor of 2 when calculating infiltration rates for siltation and clogging consideration. Also, at the end of construction, the pond bottom must be seeded to promote infiltration & evapotranspiration.

Table 2 summarizes total volumes and Maximum high water elevations for 100-year, the 72, 168, 240 hours storm duration. The 1, 2, 4, 8, 24 hour durations were not calculated because the site will detain all storm runoff and discharge rate is not a design factor.

Table 2: Critical Duration for Developed Condition

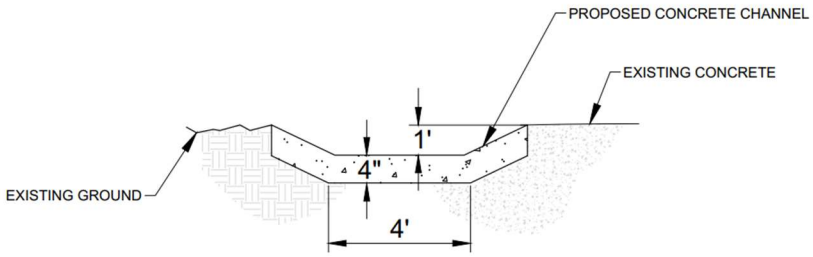
Storm Duration (Hour)	72		168		240	
Rainfall Amount (Inches)	14		15.5		17	
Basin	Total Volume (ac-ft)	Max. High Water Elevation (ft)	Total Volume (ac-ft)	Max. High Water Elevation (ft)	Total Volume (ac-ft)	Max. High Water Elevation (ft)
A	102.2	83.86	113.34	84.09	124.48	84.32
B	95.33	83.86	105.72	84.09	116.12	84.32
C	28.82	84.07	31.97	84.13	35.11	84.32
D	8.22	85.92	9.12	85.73	10.01	85.84

As Table 2 indicates, the 100-year 240-hour storm is the most critical storm for the developed site.

Table 3 shows the infiltration volume at each retention pond

FLUME SIZING CALCULATIONS

Flume Sizing Calculations – Manning's Formula – Flume 1



SECTION "A"-"A"

Channel Section:

At 70% full, h = 0.7 ft

$$Q = \frac{1.486}{n} A R^{\frac{2}{3}} S^{\frac{1}{2}}$$

$$A = \frac{0.7\ ft}{2}[4\ ft + (1.4\ ft + 1.4\ ft + 4\ ft)] = 3.78\ ft^2$$

$$P = 4\ ft + 2\left[\sqrt{(1.4\ ft^2) + (0.7\ ft^2)}\right] = 7.13\ ft$$

$$R = \frac{A}{P} = \frac{3.78\ ft^2}{7.13\ ft} = 0.5302\ ft$$

$$S = \frac{86\ ft - 84.35\ ft}{129.59\ ft} = 0.01273 \frac{ft}{ft}$$

$$Q = \frac{1.486}{0.013}(3.78)(0.5302)^{\frac{2}{3}}(0.01273)^{\frac{1}{2}}$$

$$\boldsymbol{Q = 31.94 \frac{ft^3}{s}}$$

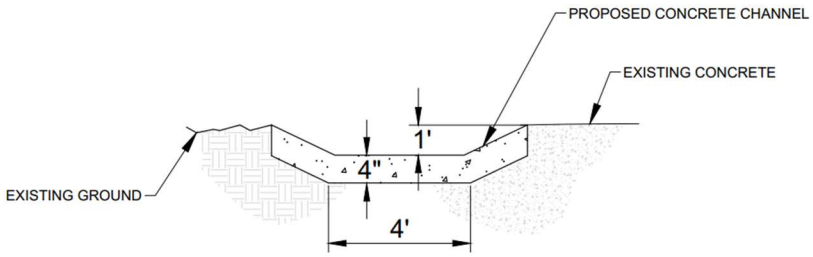
Rational Equation:

$$Q = CIA$$

$$Q = (0.95)\left(7.3 \frac{in}{hr}\right)(1.61\ acres)$$

$$Q = 11.2 \frac{ft^3}{s}$$

Flume Sizing Calculations – Manning's Formula – Flume 3



SECTION "A"-"A"

Channel Section:

At 70% full, h = 0.7 ft

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$$A = \frac{0.7\ ft}{2}[4\ ft + (1.4\ ft + 1.4\ ft + 4\ ft)] = 3.78\ ft^2$$

$$P = 4\ ft + 2\left[\sqrt{(1.4\ ft^2) + (0.7\ ft^2)}\right] = 7.13\ ft$$

$$R = \frac{A}{P} = \frac{3.78\ ft^2}{7.13\ ft} = 0.5302\ ft$$

$$S = \frac{87.90\ ft - 87.03\ ft}{138.83\ ft} = 0.006267 \frac{ft}{ft}$$

$$Q = \frac{1.486}{0.013}(3.78)(0.5302)^{\frac{2}{3}}(0.006267)^{\frac{1}{2}}$$

$$\boldsymbol{Q = 22.40 \frac{ft^3}{s}}$$

Rational Equation:

$$Q = CIA$$

$$Q = (0.95)\left(7.3 \frac{in}{hr}\right)\left(\frac{1.61\ acres}{2}\right)$$

$$Q = 5.6 \frac{ft^3}{s}$$

CONTRIBUTING FLUME AREAS

WORK AREA
SCALE: 1" = 40'

cph
www.cphcorp.com
A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH ,LLC
A Full Service A &E Firm

H. LARRY WRAY JR. P.E.
FL. PE NO. 73507

No.	Revision	Date

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SITE PLAN

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C2.0

J:\W13607.12\Civil\DWG_current_plan_set\SITE PLAN 01-20-22.dwg, 3/3/2023 9:13:22 AM, Lefler, Hope,

FLUME REFERENCE

NOTE:

LINED CHANNEL TO EXTEND 100' SOUTH OF LINE BELOW AND TERMINATE AS AN UNLINED RAPID FILTRATION BASIN

S 00°50'19" E(SP) 2442.07'

S 00°50'19" E(SP) 2442.07'

Scale: 1" = 40'

10' BERM

PROPOSED RIP-RAP. SEE DETAIL ON SHEET C4.0

EXISTING CONCRETE CHANNEL

EXISTING BARBED WIRE FENCE

MATCH ELEVATION AT EXISTING CHANNEL (TYP.)

190 LF CONCRETE CHANNEL (MATCH EXISTING SLOPE)

164 LF CONCRETE CHANNEL @ 1.26%

136 LF CONCRETE CHANNEL @ 1.47%

129.59 ft

138.83 ft

1

2

3

Flume 1 corresponds to largest area, area D, and therefore handles the largest stormwater flow on site. Slope = 1.273%

WORK AREA
SCALE: 1" = 40'

LEGEND

- PROPOSED CONCRETE CHANNEL
- PROPOSED CONTOUR
- PROPOSED CENTERLINE
- XX.XX PROPOSED ELEVATION
- PROPOSED RIP-RAP

NOTE:

ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS.
ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

GRADING

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

cph
www.cphcorp.com
A Full Service A & E Firm
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
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FL. PE NO. 53507

No.	Date	Revision

Designed: M. ROMANO
Drawn: H. LEFLER
Checked: L. WRAY
Job No.: W13607.12
Date: JAN 2023 © 2023

SITE GRADING PLAN

WALMART DISTRIBUTION CENTER 7035
ALACHUA / ALACHUA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C3.0

CRASH:
Continued from page A1

Driver of SUV sought in motorcycle crash

intersection of State Road 331, (Williston Road) and U.S. Highway 441 when the SUV turned left in front of the 2003 Harley motorcycle.

When the motorcycle rider took evasive action to avoid the SUV, control of the motorcycle was lost, causing both riders to be thrown across the roadway. The motorcycle driver sustained minor injuries, however the motorcycle passenger is in critical condition.

Anyone with tips or any other information about the driver and/or silver SUV that caused this collision is asked to call their local Crime Stoppers, *FHP or the FHP Regional Communications Center at 1-800-387-1290.

# # #

Email cwalker@alachuatoday.com

FESTIVAL:
Continued from page A1

Music and BBQ set the mood

Marlowe. "Just this year we have doubled the number of vendors participating in our festival."

Tents stretched as far as the eye could see down Seaboard Drive, the smell of BBQ beckoned and the mood was lighthearted. In addition to the many booths showcasing crafts, woodwork, jewelry, and plants, there was a big focus on activities. Camel rides, pony rides, a petting zoo, and a children's train delighted young and old alike and provided many picture-worthy moments.

Two bands, The Hogtown Slayers Band and Midnight Blue, kept the crowd entertained under a huge spreading oak offering shade from the warm sunny weather. This event was from 9-4 and if you missed it, keep your eye on The Newberry Main Street Organization website for more events in the future at https://www.visitgainesville.com/organizer/newberry-main-street-organization/

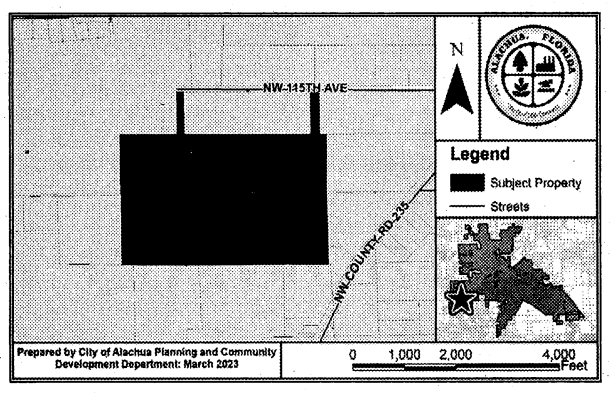
# # #

Email editor@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 18, 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 Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property on a ±10.60 acre portion of a ±230.50 acre subject property located at 18815 NW 115th Avenue; Consisting of Tax Parcel Number 03998-000-000; FLUM: Industrial; Zoning: Industrial General (IG).



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 - April 6, 2023)

City of ALACHUA

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

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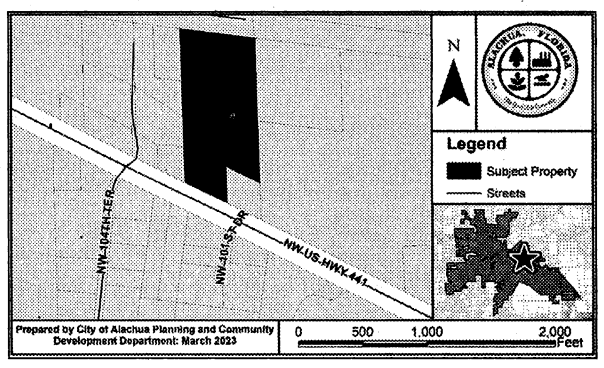

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(Published: Alachua County Today - April 6, 2023)

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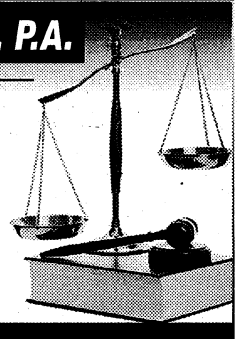

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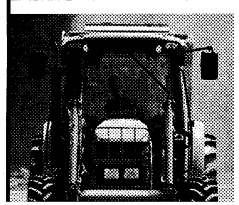
HAY FARM

SCOTT HAY FARM



John A. Scott
Jordan A. Scott

Barn kept horse quality Tifton 85/ Coastal Bermuda full size round bales

Cow Bermuda full size round bales

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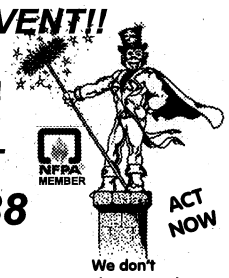

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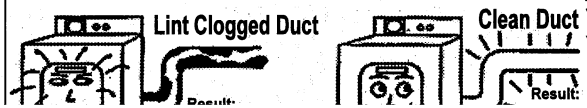

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AFFIDAVIT FOR POSTED LAND USE SIGN

I DeCarlo Marshburn, POSTED THE LAND USE
(name)
SIGN ON 3/30/23 FOR THE Wal-Mart DC #7035 Site Plan (2023)
(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)

Two (2)
(number of signs)

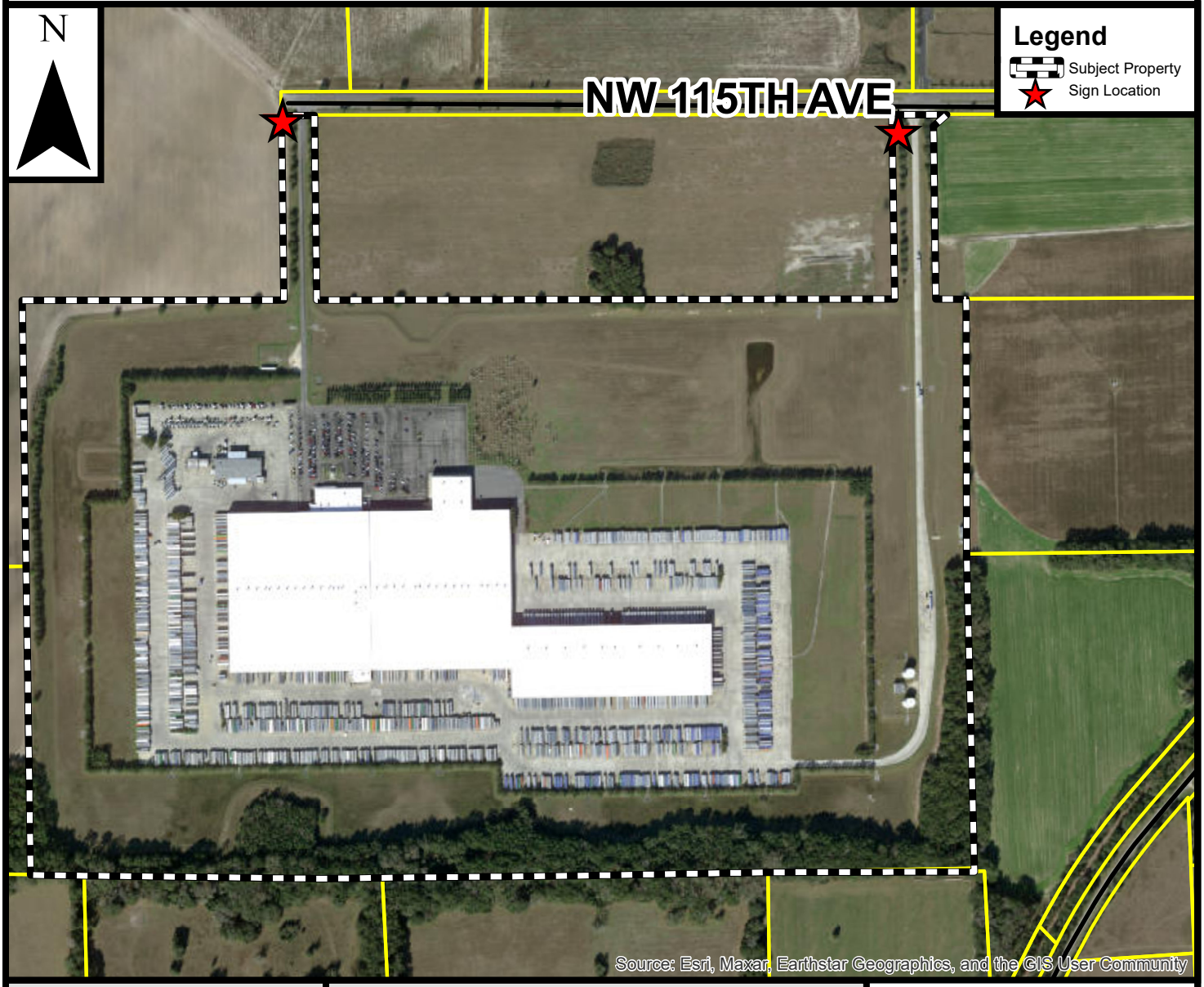
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Wal-Mart Distribution Center #7035 - Stormwater Modfications
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared March 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.

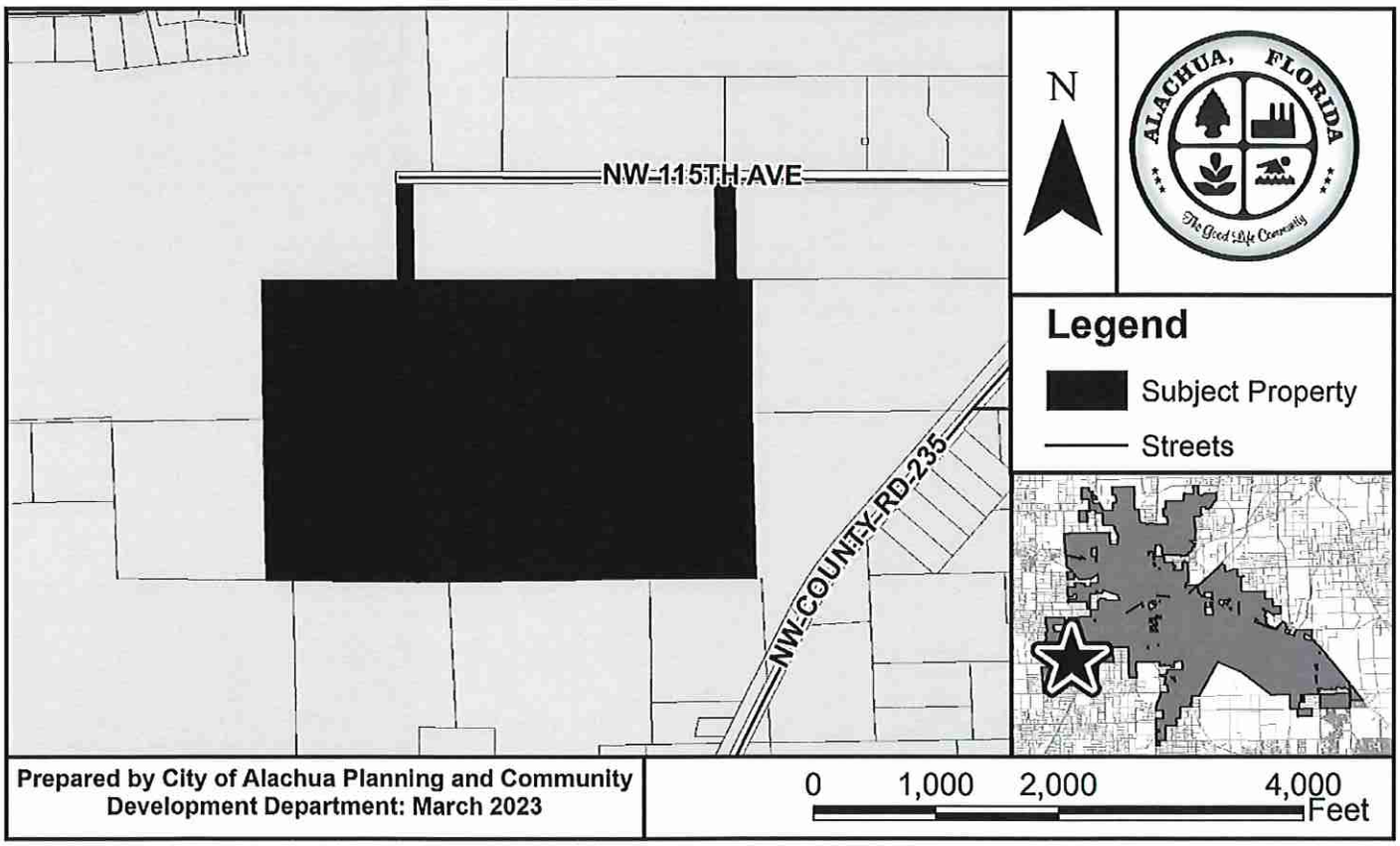
0 250 500 1,000
Feet

City of ALACHUA
the good life community

Mailed 4/3/23 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 18, 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 Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property on a ±10.60 acre portion of a ±230.50 acre subject property located at 18815 NW 115th Avenue; Consisting of Tax Parcel Number 03998-000-000; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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

Current President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Assistant Director of Planning
Linda Dixon, AICP
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Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
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Hugh & Jean Calderwood
~~PO Box 2388~~ 14095 NW 174th Dr.
Alachua, FL 32615

Lisia Jenkins
PO Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th Street
Alachua, FL 32615

Carrie Luke
16611 NW 138th Avenue
Alachua, FL 32615

City of Alachua Manager
Mike DaRoza
15100 NW 142nd Terrace
Alachua, FL 32615

WACO Properties Inc.
569 Edgewood Avenue South
Jacksonville, FL 32205

Lane Enterprises, LLC.
3905 Hartzdale Drive, Suite 514
Camp Hill, PA 17011

CSX Transportation Inc.
500 Water Street Tax Department J-910
Jacksonville, FL 32202

William & Sheila Royster
2639 East Bell Avenue
Bell, FL 32619

Rebecca G Capeloto, Trustee
5133 SW 91st Court, Apt 103
Gainesville, FL 32608

Rodney W & Deidra C Smith
PO Box 203
Alachua, FL 32616

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

George & Joan Walker
12910 NW 151st Rd.
Alachua, FL 32615

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/18/2023
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust , property owners, for the consideration of the rezoning of the subject property 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 a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit "A" of this Staff Report, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 47 of the April 18, 2023 Staff Report to the Planning & Zoning Board.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of CHW, Inc. , on behalf of Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A)(Alachua County), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM).

The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006, and is approximately 306.34 acres in size. The subject property is located north of US 441, east of NW 188th Street, west and south of Briarwood Phase 1-3 subdivision and west of the Meadow Glen subdivision. The subject property contains one residential structure with several associated farm buildings.

The subject property presently has Moderate Density Residential Future Land Use Map (FLUM) Designation on

approximately 161.13 acres, Community Commercial Future Land Use Map FLUM) Designation on approximately 107.17 acres, and a Medium Density Residential FLUM Designation on approximately 38.04 acres of the subject property. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 304 dwelling units for the subject property); the Community Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 4,668,325 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 598 residential units, and 15,000 square feet for amenity buildings, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 350 residential units, and 500,000 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

There are no known wetland or Special Flood Hazard Areas on the subject property. Most of the site would be designated as PD-R (52% of overall area), which 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 and within Development Area C. Approximately 20% of the overall area is designated as Open Space on the PD-Master Plan. Approximately 27% of the overall area would provide for commercial uses, with certain limitations as outlined in the Conditions found in Exhibit A. Access to the proposed development would be provided at six locations. Four new or revised access points to the US 441 and two new connections to the existing Briarwood subdivision will be provided. As part of the proposed development's easternmost connection to US 441 a right-of-way realignment of NW 164th Lane will be required. The PD Master Plan provides for the conceptual realignment, but exact location and design will be determined with subsequent development application. No connection to NW 188th Street is proposed at this time, but the PD Master Plan does indicate that a connection may be made in the future, pending negotiation between the City of Alachua, City of High Springs, and Alachua County.

The proposed development would be constructed in three or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development ThroughSite Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development

uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

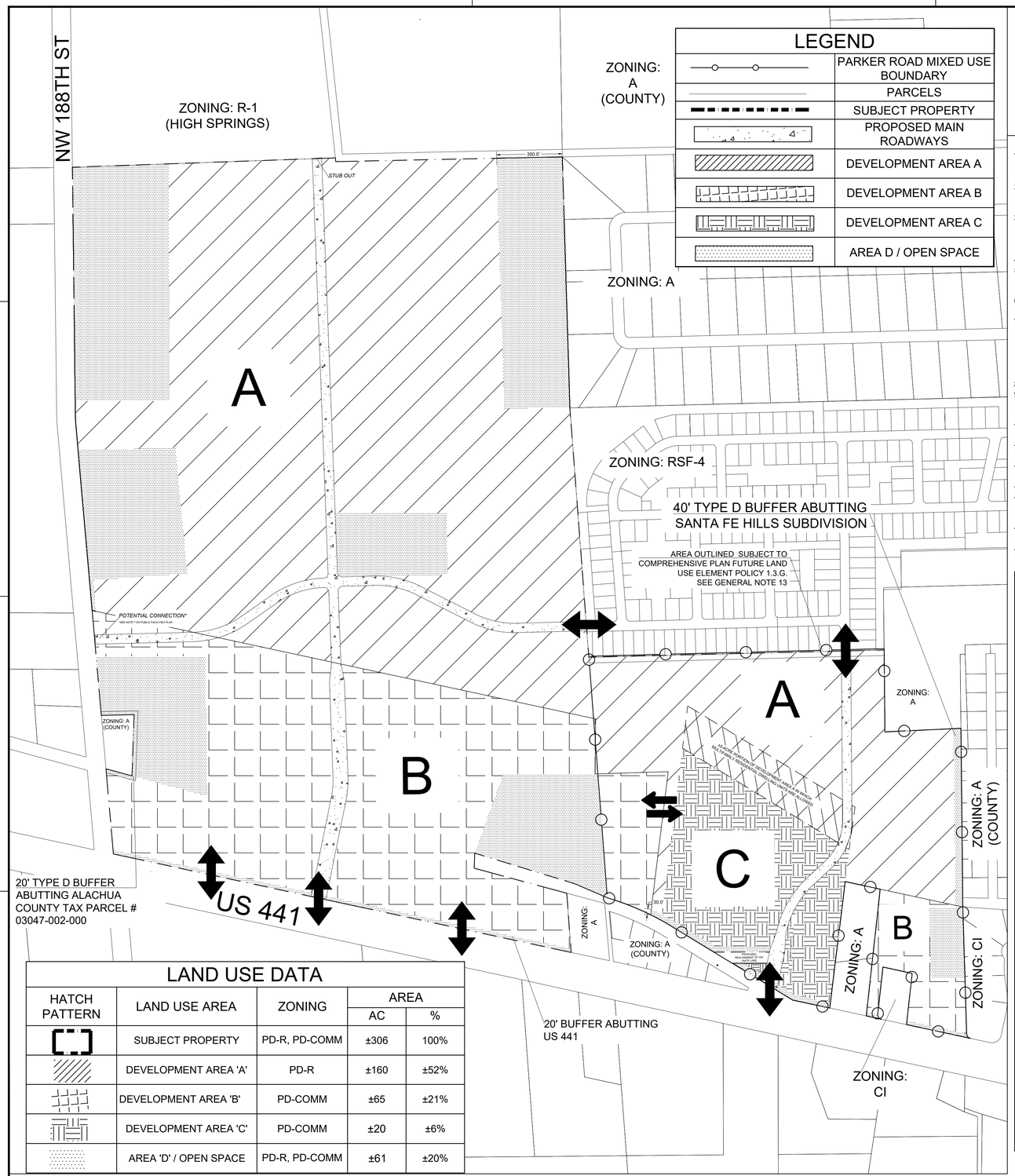
The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

ATTACHMENTS:

Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Draft PD Ordinance
- Draft PD Agreement
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- Application and Supporting Materials Part 7
- Public Notice Materials for the 04/18/23 PZB Hearing



LEGEND

	PARKER ROAD MIXED USE BOUNDARY
	PARCELS
	SUBJECT PROPERTY
	PROPOSED MAIN ROADWAYS
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	AREA D / OPEN SPACE

LAND USE DATA

HATCH PATTERN	LAND USE AREA	ZONING	AREA	
			AC	%
	SUBJECT PROPERTY	PD-R, PD-COMM	±306	100%
	DEVELOPMENT AREA 'A'	PD-R	±160	±52%
	DEVELOPMENT AREA 'B'	PD-COMM	±65	±21%
	DEVELOPMENT AREA 'C'	PD-COMM	±20	±6%
	AREA 'D' / OPEN SPACE	PD-R, PD-COMM	±61	±20%

BRIARWOOD TOWN CENTER
PLANNED DEVELOPMENT
ZONING MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. FLEXIBILITY IN LOCATION OF RESIDENTIAL AND NONRESIDENTIAL USES ACROSS THE SUBJECT PROPERTY MAY BE ACCEPTABLE PROVIDED THE TOTAL AMOUNT OF EACH USE TYPE IS NOT EXCEEDED AND PROVIDED DEVELOPMENT IS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS PD. STORMWATER MANAGEMENT FACILITIES ARE ALLOWED IN ALL DEVELOPMENT AREAS.
2. **LAND USE TYPES.** SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND RESIDENTIAL AMENITIES SHALL BE ALLOWED IN DEVELOPMENT AREA A. NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA B. STANDALONE MULTIFAMILY DWELLING UNITS AND NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA C.
3. **PHASING.** PHASE 1 OF DEVELOPMENT SHALL INCLUDE ALL PROPOSED RESIDENTIAL DEVELOPMENT AND 250,000 SQ. FT. OF NONRESIDENTIAL DEVELOPMENT. PHASE 2 SHALL INCLUDE THE REMAINING NONRESIDENTIAL SQUARE FOOTAGE, AND WILL REQUIRE A NEW TRAFFIC IMPACT ANALYSIS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE.
4. **BUILDING SEPARATIONS.** BUILDING SEPARATIONS SHALL AT A MINIMUM MEET THE REQUIREMENT(S) OF THE FLORIDA BUILDING CODE.
5. **OPEN SPACE.** OPEN SPACE SHALL ACCOUNT FOR A MINIMUM OF 20% OF THE COMPLETED SUBJECT PROPERTY. OPEN SPACE AREAS MAY EXIST IN ALL DEVELOPMENT AREAS, AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, AND PASSIVE RECREATION OPPORTUNITIES INCLUDING BUT NOT LIMITED TO NATURE TRAILS AND WILDLIFE VIEWING AREAS. THE FINAL LOCATION AND SIZE OF OPEN SPACE MAY BE ALTERED BASED ON FINAL ENGINEERING.
6. **RESIDENTIAL AMENITIES.** RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT A.
7. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHTS-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINES, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. **ROADWAY DESIGN.** ONSITE TRANSPORTATION FACILITIES SHALL BE DESIGNED TO MEET CITY STANDARDS.
9. **CONVERSION SCHEDULE.** NONRESIDENTIAL SQUARE FEET (500,000 SQ. FT.) AND RESIDENTIAL DWELLING UNITS (948 DWELLING UNITS) MAY BE CONVERTED BASED ON PERCENTAGES OF APPROVED ENTITLEMENTS, MEANING A CERTAIN PERCENTAGE INCREASE IN RESIDENTIAL ENTITLEMENTS REQUIRES AN EQUAL PERCENTAGE DECREASE IN NONRESIDENTIAL ENTITLEMENTS, AND VICE VERSA. NO MORE THAN 10% OF RESIDENTIAL OR NONRESIDENTIAL USES CAN BE CONVERTED EACH.
10. **BUFFERING.** A 20-FOOT TYPE D BUFFER SHALL BE REQUIRED SURROUNDING ALACHUA COUNTY TAX PARCEL # 03047-002-000. STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED WITHIN BUFFERS.
11. **DEVELOPMENT COMPATIBILITY.** IN THE AREA ABUTTING THE MEADOW GLEN SUBDIVISION, AN AREA DESIGNATED AREA D IS PROPOSED, ±350 FEET WIDE. IN THE AREA ABUTTING THE SANTA FE HILLS SUBDIVISION, A 40-FOOT TYPE D BUFFER IS PROPOSED.
12. **DEFERENCE TO LDR.** IN INSTANCES WHERE A SPECIFIC STANDARD IS NOT INCLUDED WITHIN THIS PD, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS SHALL APPLY.
13. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST ACRE.
14. **PARKER MIXED USE DEVELOPMENT.** ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005 ARE WITHIN THE PARKER MIXED USE DEVELOPMENT, AS ESTABLISHED IN CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.3.G. NONRESIDENTIAL DEVELOPMENT ON THESE PROPERTIES WILL ADHERE TO THE PARAMETERS ESTABLISHED IN POLICY 1.3.G.
15. **US 441 BUFFER.** A 20' LANDSCAPED BUFFER SHALL BE PLACED ON PORTIONS OF THE SUBJECT PROPERTY FRONTING US HIGHWAY 441. ANY UNDERBRUSH OR NON-REGULATED TREES WITHIN THIS BUFFER AREA MAY BE SUBJECT TO REMOVAL WITH DEVELOPMENT.
16. **ACCESS POINTS AND SIGNALIZATION.** THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IS IN AGREEMENT ON THE GENERAL LOCATION OF THE ACCESS POINTS DEPICTED. FINAL PRECISE LOCATION, INTERSECTION TYPE, AND SIGNALIZATION WILL BE DEPENDENT ON FINAL ENGINEERING AND FDOT APPROVAL.

DEVELOPMENT STANDARDS

	AREA A	AREA B	AREA C	AREA D
MIN. LOT WIDTH	SINGLE-FAMILY DETACHED: 34' SINGLE-FAMILY ATTACHED: 20' TOWNHOUSE: 100'	NONE	NONE	-
MIN. LOT DEPTH	DETACHED, ATTACHED, & TOWNHOUSE: 100'	NONE	NONE	-
SINGLE FAMILY DETACHED LOT WIDTH RANGE	34' TO 75'	N/A	N/A	-
MIN. LOT AREA	SINGLE-FAMILY DETACHED: 4,000 SQ. FT. SINGLE-FAMILY ATTACHED: 1,600 SQ. FT. TOWNHOUSE: 2,000 SQ. FT.	N/A	N/A	-
DENSITY, MIN. (UNITS)	152 DU	-	0 DU	-
DENSITY, MAX. (UNITS)	598 SF RES	N/A	350 MF RES[1]	-
NONRES SQUARE FOOTAGE, MAX.	15,000 SQ. FT.	500,000 SQ. FT.[1]		-
MIN. FRONT SETBACK	SINGLE-FAMILY DETACHED & TOWNHOUSE: 20' SINGLE-FAMILY ATTACHED: 15'	20'-0"	NONRES: 20'-0" MF RES: 20'-0"	-
MIN. SIDE SETBACK	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSE: 5' / SIDE	NONE	NONRES: NONE MF RES: NONE	-
MIN. REAR SETBACK	SINGLE-FAMILY DETACHED & TOWNHOUSE: 15' SINGLE-FAMILY ATTACHED: 10'	15'-0"	NONRES: 15'-0" MF RES: 15'-0"	-
MIN. SETBACK OF RESIDENTIAL USES FROM US 441, NW 164TH LN ROW	-	-	50'	-
MIN. SETBACK OF STORMWATER FACILITIES FROM PROPERTY LINES	5'	5'	5'	5'
MIN. SETBACKS FROM ADJOINING RESIDENTIAL AREAS	-	35'	35'	-
MAX. LOT COVERAGE	80%	SEE NOTE 2	SEE NOTE 2	-
MAX. BUILDING HEIGHT	SINGLE-FAMILY DETACHED & TOWNHOUSE: 35'-0" SINGLE-FAMILY ATTACHED: 65'-0"	65'-0"	65'-0"	-
ALLOWED USES	DWELLING, SINGLE-FAMILY ATTACHED; TOWNHOUSE; DWELLING, SINGLE-FAMILY DETACHED; OPEN SPACE; RESIDENTIAL AMENITIES; MULTIPLE-FAMILY (STANDALONE) DWELLING UNITS[5]	USES CONSISTENT WITH CC ZONING DISTRICT EXCEPTING THOSE IN NOTE 3 BELOW	USES CONSISTENT WITH CC ZONING DISTRICT; RESIDENTIAL AMENTIEIS; DWELLING, MULTIPLE-FAMILY (STANDALONE); EXCEPTING THOSE IN NOTE 4 BELOW	STORMWATER MANAGEMENT FACILITIES; OPEN SPACE

1. MULTIFAMILY RESIDENTIAL DEVELOPMENT IS ONLY ALLOWED IN DEVELOPMENT AREA C.
2. FLOOR AREA RATIO: 0.5 FAR FOR PARCELS 5 ACRES OR GREATER; 0.75 FAR FOR PARCELS LESS THAN 5 ACRES BUT GREATER THAN 1 ACRE; 1.0 FAR FOR PARCELS 1 ACRE OR LESS.
3. USES EXCLUDED FROM DEVELOPMENT AREA B: SENIOR CENTER; YOUTH CLUB FACILITY; DAY CARE HOME; OVERNIGHT CHILD CARE CENTER; DRUG AND ALCOHOL TREATMENT FACILITY; CEMETERY; COLUMBARIA; MAUSOLEUM; AIRPORT; GENERAL INDUSTRIAL SERVICE; AND LAUNDRY, DRY CLEANING, AND CARPET CLEANING FACILITIES.
4. USES EXCLUDED FROM DEVELOPMENT AREA C: USES LISTED IN NOTE 3; USES LOCATED WITHIN THE "VEHICLES, SALES AND SERVICES" USE CATEGORY; USES LOCATED WITHIN THE THE "RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN SERVICE USE TYPE; AND USES LOCATED WITHIN THE "SELF-SERVICE STORAGE" USE CATEGORY.
5. MULTIPLE FAMILY DWELLING UNITS ARE ONLY PERMITTED IN DEVELOPMENT AREA A WITHIN THE 5-ACRE AREA DELINEATED ON THE MAP. ANY MULTIPLE-FAMILY DEVELOPMENT THAT OCCURS WITHIN THIS AREA SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF DEVELOPMENT AREA C.

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, 03 OCTOBER 2022
RESUBMITTAL – PD REZONING, 09 DECEMBER 2022
RESUBMITTAL – PD REZONING, 10 JANUARY 2023
RESUBMITTAL – PD REZONING, 13 MARCH 2023

CLIENT: BRIARWOOD TOWN CENTER
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 22-0246

N

SHEET NO.: 1 of 3

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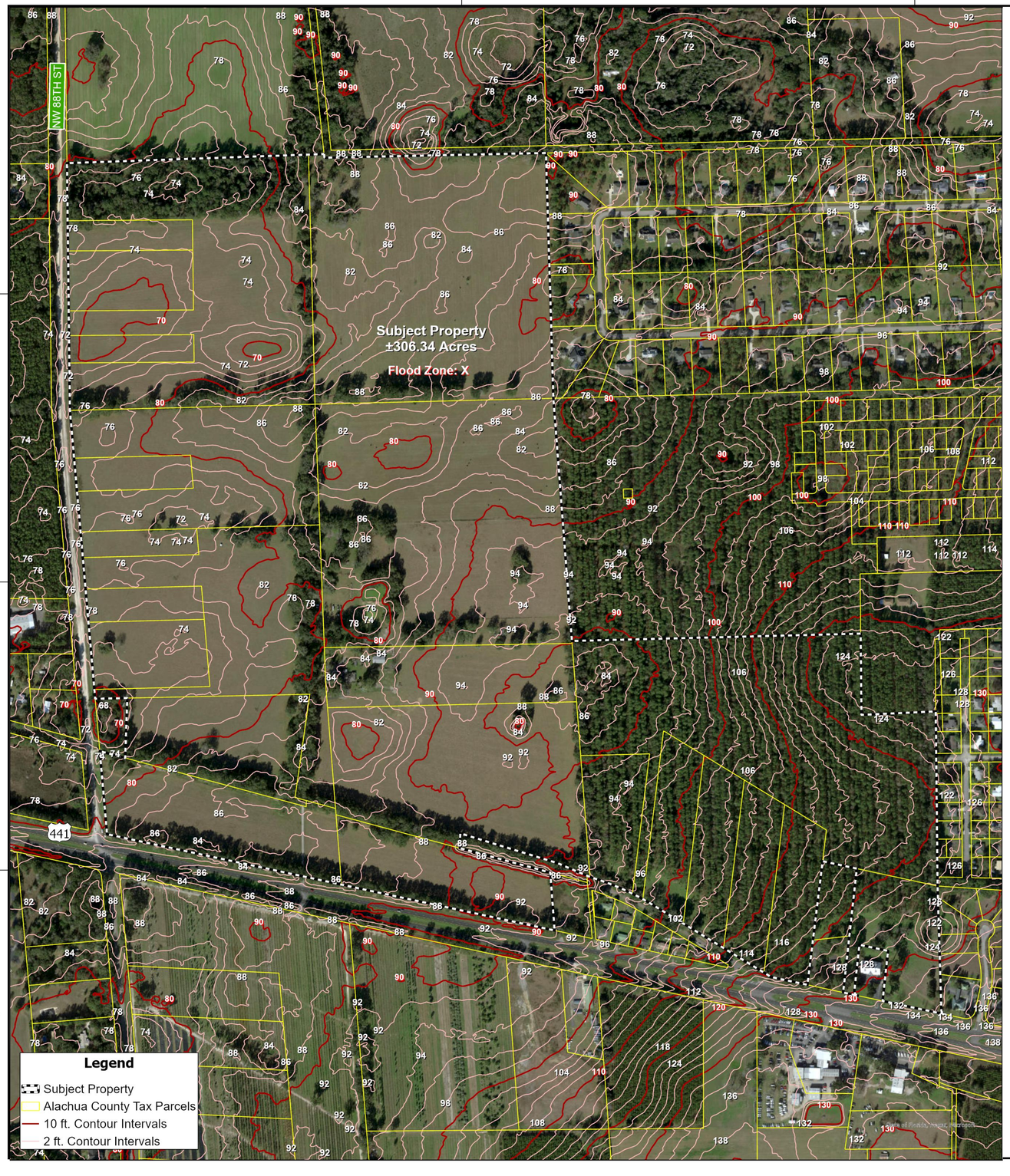

BRIARWOOD TOWN CENTER PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. **ENVIRONMENTALLY SENSITIVE LANDS GENERALLY.** AN ENVIRONMENTAL ASSESSMENT WAS CONDUCTED ON THE SUBJECT PROPERTY IN JULY 2022. THIS REPORT FOUND TWO (2) SMALL, ISOLATED, EXCAVATED PONDS ON THE SOUTHERN PORTION OF THE SITE. THESE CONTAIN MANMADE STORMWATER RETENTION PONDS THAT APPEAR TO RECEIVE RUNOFF DIRECTLY FROM US 441 VIA CONCRETE DRAINAGE SWALE.
2. **WETLANDS.** THERE ARE NO NATIONAL WETLANDS INVENTORY (NWI)-DELINEATED WETLANDS ON THE SUBJECT PROPERTY.
3. **FLOODPLAINS.** THERE ARE NO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD AREAS ON THE SUBJECT PROPERTY.
4. **WILDLIFE HABITATS.** THE JULY 2022 ENVIRONMENTAL ASSESSMENT REPORT CONDUCTED ON THE SUBJECT PROPERTY IDENTIFIED FLORAL AND FAUNAL SPECIES OCCURRING WITHIN THE BOUNDS OF THE SUBJECT PROPERTY VIA BOTH DIRECT OBSERVATIONS AND INDIRECT EVIDENCE. NO WILDLIFE SPECIES IDENTIFIED ON THE SUBJECT PROPERTY BY THIS ASSESSMENT ARE LISTED IN THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S (FFWCC) OFFICIAL LIST OF FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES, AND SPECIAL OF SPECIAL CONCERN (JUNE 2021).
5. **STREAM CORRIDORS.** THERE ARE NO STREAM CORRIDORS ON THE SUBJECT PROPERTY, PER AVAILABLE DATA AND THE JULY 2022 ENVIRONMENTAL ASSESSMENT.

N

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CONSTRUCTION/AS REVISIONS:

SUBMITTALS:
SUBMITTAL - PD REZONING, 03 OCTOBER 2022

CLIENT: BRIARWOOD TOWN CENTER

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: EXISTING CONDITIONS PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 22-0246

SHEET NO.: 2 of 3

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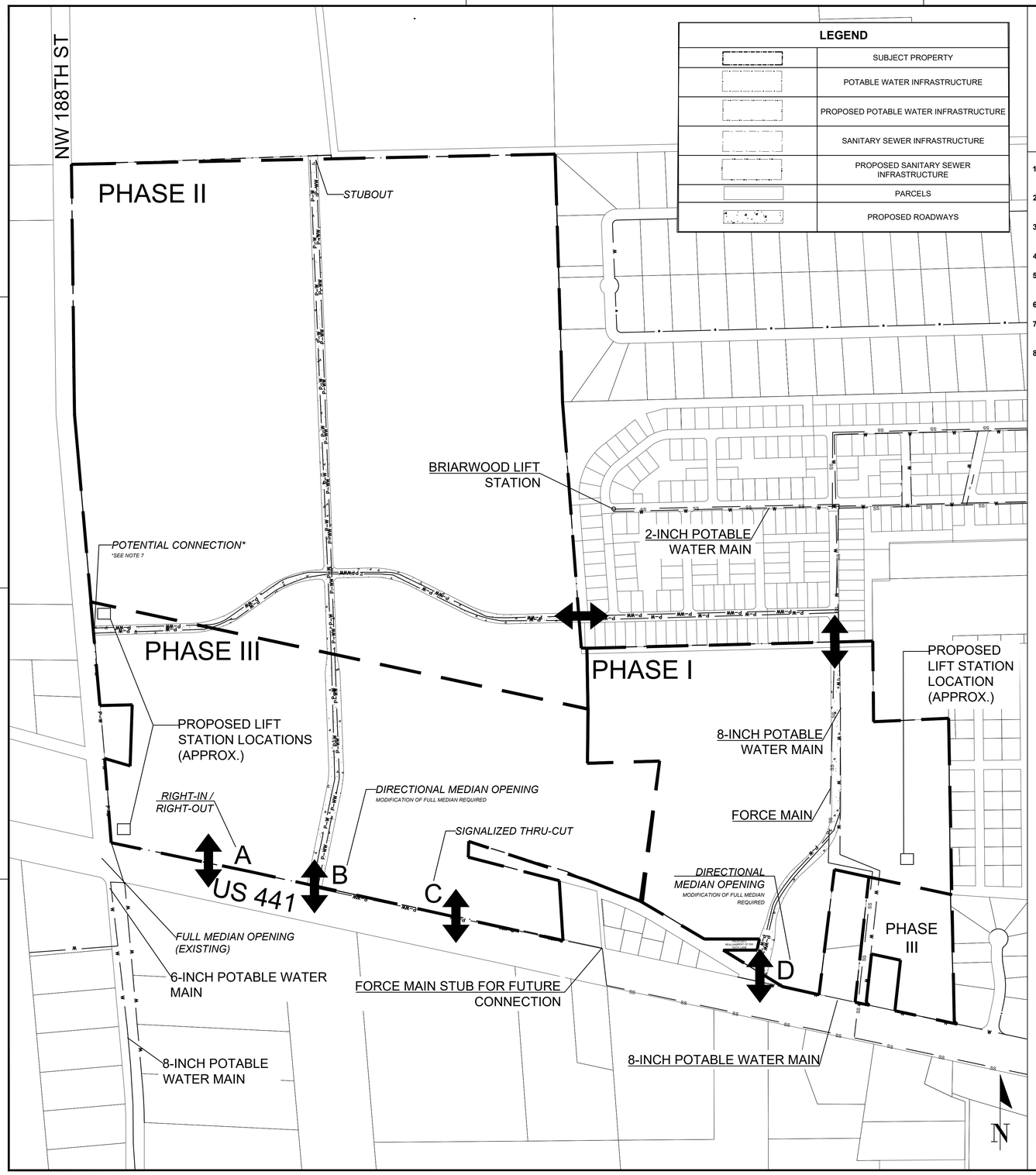
BRIARWOOD TOWN CENTER PLANNED DEVELOPMENT

PUBLIC FACILITIES PLAN



LEGEND	
	SUBJECT PROPERTY
	POTABLE WATER INFRASTRUCTURE
	PROPOSED POTABLE WATER INFRASTRUCTURE
	SANITARY SEWER INFRASTRUCTURE
	PROPOSED SANITARY SEWER INFRASTRUCTURE
	PARCELS
	PROPOSED ROADWAYS

GENERAL NOTES

1. **ACCURACY OF DEPICTION.** THE DEPICTION OF AREA PUBLIC UTILITY INFRASTRUCTURE IS MEANT TO DEMONSTRATE GENERAL LOCATION AND AMOUNT PROXIMATE TO AND WITHIN THE SUBJECT PROPERTY. THIS INFORMATION IS NOT TO BE TAKEN AS SURVEY-LEVEL ACCURATE IN ITS LOCATION OR LEVEL OF DETAIL. LOCATION AND QUANTITY OF ANY LIFT STATIONS AND PUBLIC WATER/SANITARY SEWER INFRASTRUCTURE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.
2. **FUTURE UTILITY INFRASTRUCTURE.** THE NECESSARY EXTENSION OF UTILITY INFRASTRUCTURE FOR DEVELOPMENT OF THE SUBJECT PROPERTY WILL GENERALLY FOLLOW THE ALIGNMENT OF ROADWAYS. THIS WILL BE DETERMINED IN GREATER DETAIL DURING FINAL ENGINEERING OF THE SUBJECT PROPERTY. POTENTIAL FUTURE WATER AND SEWER LINES ARE DEMONSTRATED WITHIN PROPOSED ROADWAYS FOR DISPLAY PURPOSED ONLY.
3. **POTABLE WATER.** AN 8-INCH POTABLE WATER MAIN WILL CONNECT TO THE EXISTING 8-INCH MAIN IN THE US 441 ROW, AND WILL GENERALLY FOLLOW THE NORTH/SOUTH ROADWAYS WITHIN THE SUBJECT PROPERTY. SMALLER SERVICE LINES WILL THEN BE EXTENDED INTO RESIDENTIAL AND NONRESIDENTIAL AREAS OF THE SITE. FINAL SIZE AND LOCATION OF INFRASTRUCTURE WILL BE BASED ON FINAL ENGINEERING.
4. **SANITARY SEWER.** DEVELOPMENT OF THE SUBJECT PROPERTY WILL UTILIZE THE EXISTING LIFT STATION IN THE BRIARWOOD SUBDIVISION, AS WELL UP TO TWO MORE. NEW SEWER LINES WILL GENERALLY FOLLOW THE ROADWAY DESIGN AS DEPICTED. FINAL SIZE AND LOCATION OF INFRASTRUCTURE WILL BE BASED ON FINAL ENGINEERING.
5. **TRANSPORTATION INFRASTRUCTURE.** NW 188TH STREET ABUTS THE SUBJECT PROPERTY TO ITS WEST. US HIGHWAY 441 ABUTS THE SUBJECT PROPERTY TO ITS SOUTH. POTENTIAL IMPACTS AND IMPROVEMENTS ON AREA TRANSPORTATION INFRASTRUCTURE ARE DETAILED IN THE SUBMITTED TRAFFIC IMPACT ANALYSIS AND IN SECTION 3 OF THE JUSTIFICATION REPORT SUBMITTED AS PART OF THIS PD REZONING APPLICATION.
6. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE POTENTIAL IMPACTS ON LEVEL OF SERVICE ARE DEMONSTRATED IN SECTION 3 OF THE JUSTIFICATION REPORT PROVIDED AS PART OF THIS PD REZONING APPLICATION.
7. **NW 188TH STREET CONNECTION.** IF A ROADWAY CONNECTION IS MADE TO NW 188TH STREET, NW 188TH STREET MUST BE IMPROVED FROM US 441 TO THE CONNECTION POINT. A ROADWAY CONNECTION WILL ONLY BE MADE TO NW 188TH STREET IF AN AGREEMENT CAN BE FINALIZED BETWEEN THE CITY OF ALACHUA, THE CITY OF HIGH SPRINGS, AND/OR ALACHUA COUNTY REGARDING THE LONG-TERM MAINTENANCE OF THE IMPROVED ROADWAY.
8. **ACCESS POINTS AND SIGNALIZATION.** THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IS IN AGREEMENT ON THE GENERAL LOCATION OF THE ACCESS POINTS DEPICTED. FINAL PRECISE LOCATION, INTERSECTION TYPE, AND SIGNALIZATION WILL BE DEPENDENT ON FINAL ENGINEERING AND FDOT APPROVAL.

Transportation Impacts and Improvement Recommendations

Location	Improvement	Schedule
Access A	Provide a right-in/right-out with a westbound right-turn lane 460 FT in length	Prior to final permitting for development adjacent to access point
Access B (at the existing US HWY 441 at Belle's Road intersection)	• Provide a project connection to this access location • Construct an eastbound left-turn lane 710 FT in length • Construct a westbound right-turn lane 460 FT in length • A westbound left-turn lane 660 FT in length is recommended to serve the property to the south, however, this improvement is not the responsibility of the Briarwood Town Center developer.	Concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
	• Convert the existing full median opening to a directional median opening	Concurrent with the signalization warrant for access C or at the time Access Point C is permitted and constructed, whichever occurs first..
Access C	• Provide a non-signalized thru-cut with a southbound left and southbound right turn lane. Either the left or right turn lane should be 250 FT (minimum with stop-controlled intersection) to accommodate the queue. • Provide a 485 FT westbound right turn lane	Concurrent with development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
Access C	• Signalize the thru-cut intersection • Provide dual southbound left-turn lanes a minimum of 275 FT in length and a southbound yield controlled right-turn lane a minimum of 275 FT in length	When FDOT approves signalization based on a traffic signal warrant analysis. A signal warrant analysis is recommended with the Access C connection followed by traffic signal warrant monitoring, as required by FDOT, if the signal is not warranted.
Full median opening west of Access D	• Provide a westbound left-turn lane. The turn lane length should be approximately 550 FT in length, which is the maximum length possible between intersections.	Concurrent with development exceeding the 115th single family home
Access D (at the existing US HWY 441/NW 164th Lane intersection)	• Provide connection to project, aligned perpendicular with US HWY 441 • Convert the Access D/NW 164th Lane full median opening to a directional median opening • Install a 460 FT westbound right turn lane	Concurrent with development exceeding the 115th single family home
HWY 441/NW 173rd intersection	Construct a 540 FT northbound dual left turn lane and provide the needed signal adjustments to accommodate this improvement	Prior to final permitting of any development beyond the 598th single family home

PUBLIC FACILITIES IN VICINITY

FACILITY TYPE	FACILITY	ADDRESS	DISTANCE FROM SUBJECT PROPERTY (VIA ROADWAY TRAVEL)
PARK	MEMORIAL PARK	2715 NW US 441, HIGH SPRINGS FL 32643	±2.1 MILES
PARK	MAUDE LEWIS PARK	15731 NW 141ST ST, ALACHUA FL 32615	±3 MILES
PARK	LEGACY PARK	15400 PEGGY ROAD, ALACHUA FL 32615	±4.9 MILES
FIRE	ALACHUA COUNTY FIRE RESCUE STATION 20	16935 NW US 441, HIGH SPRINGS, FL 32643	±1 MILE
POLICE	ALACHUA POLICE DEPARTMENT	15000 NW 142ND TERRACE, ALACHUA FL 32615	±3 MILES
EMS	ALACHUA COUNTY FIRE RESCUE STATION 20	16935 NW US 441, HIGH SPRINGS FL 32643	±1 MILE
SOLID WASTE	ALACHUA WASTEWATER TREATMENT PLANT	NW 126TH TERR, ALACHUA FL 32615	±4.6 MILES
SCHOOLS	SANTA FE HIGH	16213 US 441, ALACHUA FL 32615	±1 MILE
SCHOOLS	MEBANE MIDDLE	16401 NW 140TH ST, ALACHUA FL 32615	±3.7 MILES
SCHOOLS	ALACHUA ELEMENTARY	13800 NW 152ND PL, ALACHUA FL 32615	±3.2 MILES
STORMWATER	ONSITE FACILITIES	ON SITE	N/A

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RESUBMITTAL – PD REZONING, 17 FEBRUARY 2023
RESUBMITTAL – PD REZONING, 13 MARCH 2023

CLIENT: BRIARWOOD TOWN CENTER
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PUBLIC FACILITIES PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 22-0246

SHEET NO.: 3 of 3

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 18, 2023
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural (Alachua County), Community Commercial ("CC"), and Residential Multiple-Family- 8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")
APPLICANT/AGENT:	Craig Brashier, AICP; CHW, Inc.
PROPERTY OWNER:	Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust
LOCATION:	North of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions, south of Briarwood Phase 1-3
PARCEL ID NUMBERS:	03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006
ACREAGE:	± 306.34 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 47 of the April 18, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of CHW, Inc. , on behalf of Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A)(Alachua County), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM).

The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006, and is approximately 306.34 acres in size. The subject property is located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3 subdivision. The subject property contains and one residential structure with several associated farm buildings.

The subject property presently has Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 161.13 acres, Community Commercial Future Land Use Map FLUM) Designation on approximately 107.17 acres, and a Medium Density Residential FLUM Designation on approximately 38.04 acres of the subject property. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 304 dwelling units for the subject property); the Community Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 4,668,325 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 598 residential units, and 15,000 square feet for amenity buildings, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 350 residential units, and 500,000 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

There are no known wetland or Special Flood Hazard Areas on the subject property. Most of the site would be designated as PD-R (52% of overall area), which 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 and within Development Area C. Approximately 20% of the overall area is designated as Open Space on the PD-Master Plan. Approximately 27% of the overall area would provide for commercial uses, with certain limitations as outlined in the Conditions found in Exhibit A. Access to the proposed development would be provided at six locations. Four new or revised access points to the US 441 and two new connections to the existing Briarwood subdivision will be provided. As part of the proposed development's easternmost connection to US 441 a right-of-way realignment of NW 164th Lane will be required. The PD Master Plan provides for the conceptual realignment, but exact location and design will be determined with subsequent development application. No connection to NW 188th Street is proposed at this time, but the

PD Master Plan does indicate that a connection may be made in the future, pending negotiation between the City of Alachua, City of High Springs, and Alachua County.

The proposed development would be constructed in three or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> **(4)** *Providing Greater Opportunity for More Efficient Land Use Patterns*
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> **(5)** *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> **(6)** *Quality Design Through Density Increases*
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

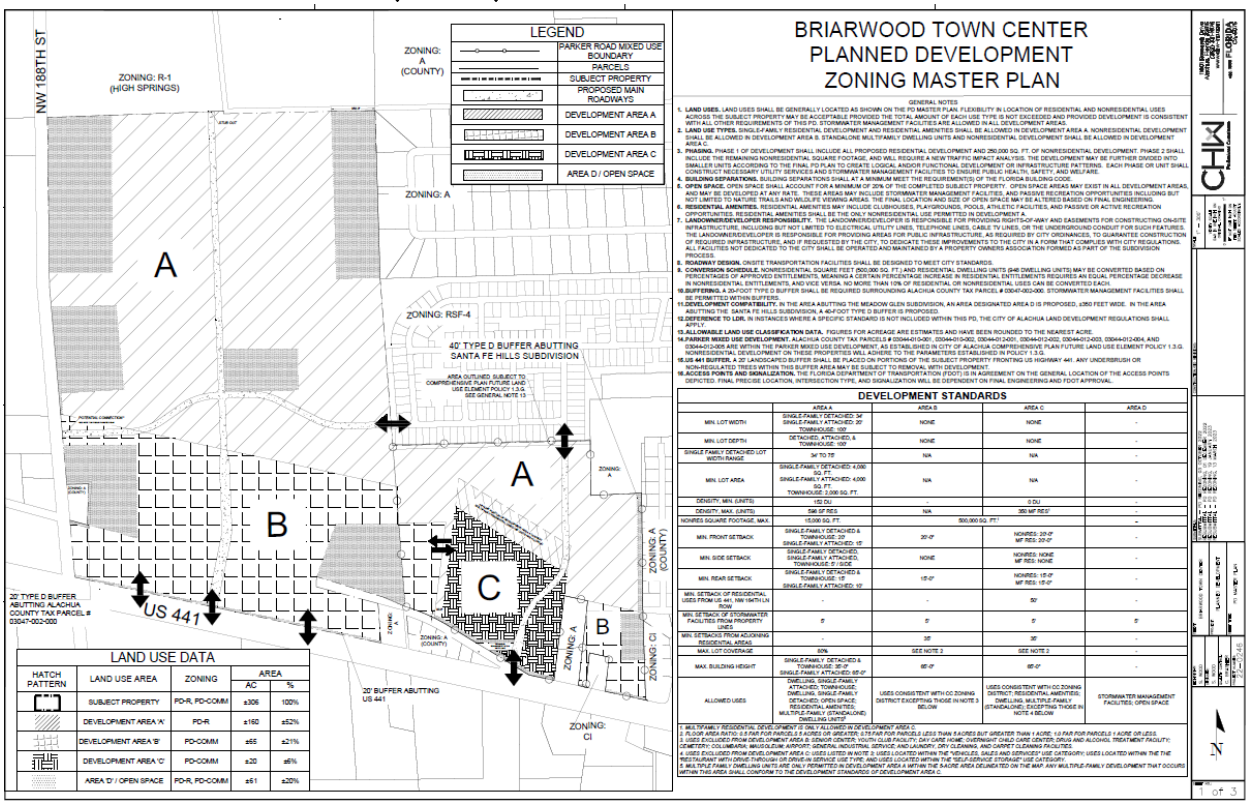
> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time

providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Illustration 1. PD Master Plan (Sheet 1)



EXISTING USES

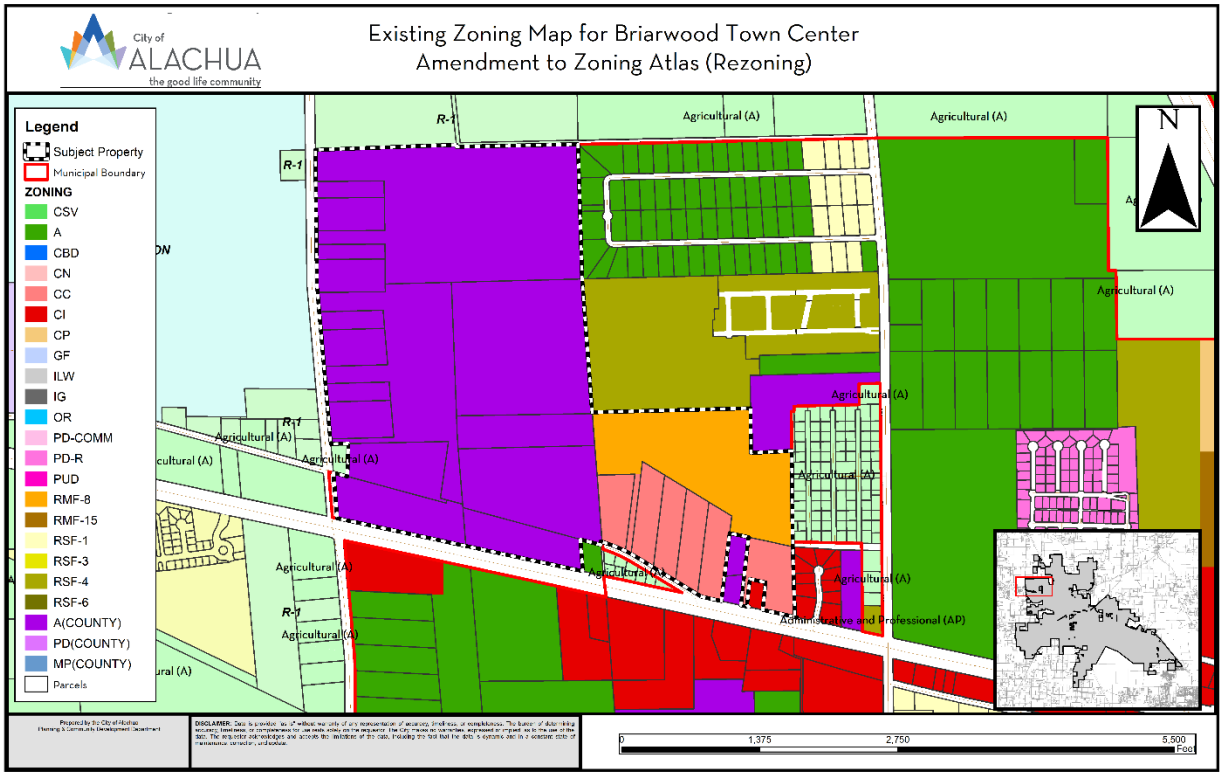
The subject property has one single-family residence with several associated accessory farm structures.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

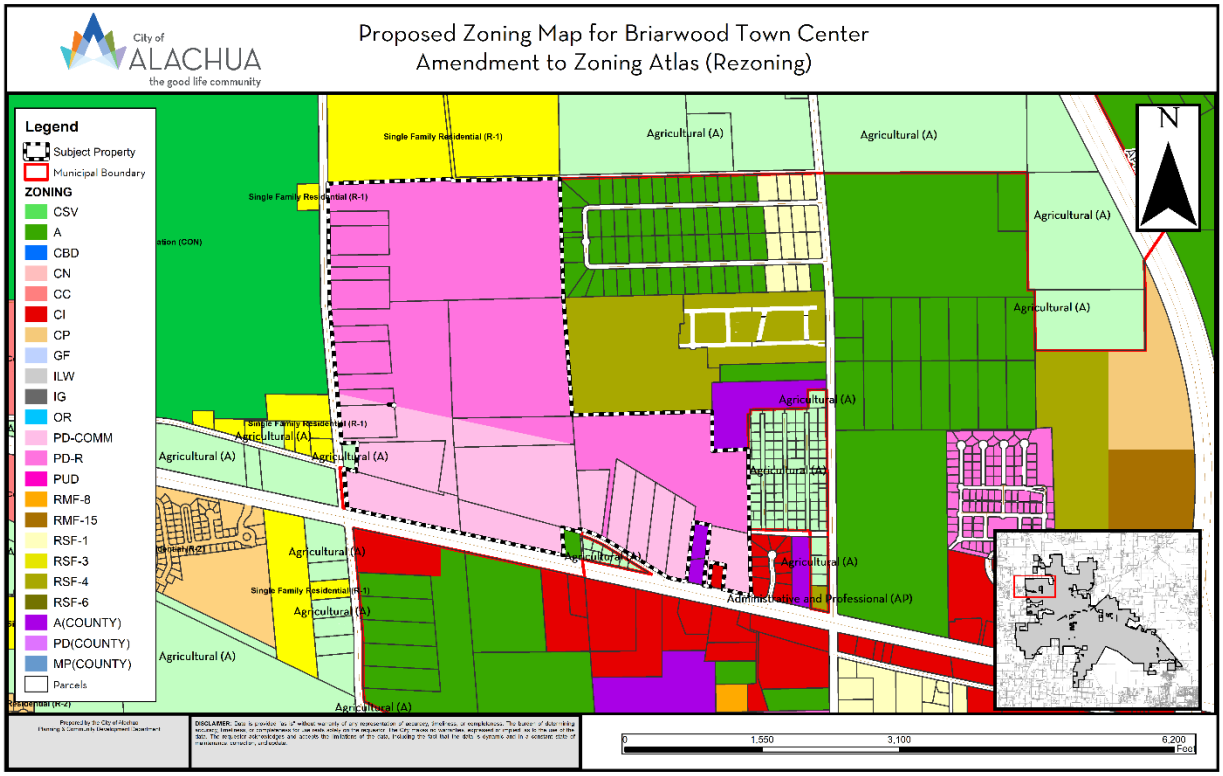
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts			Proposed Zoning District	
Zoning District:	Agricultural (A) (Alachua County) 236.9 acres	Community Commercial (CC) 32.6 acres	Residential Multiple Family - 8 (RMF-8) 36.8 acres	Planned Development – Residential (PD-R) 199.17 acres	Planned Development – Commercial (PD-COMM) 107.17 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 47 dwelling units*	NA	8 dwelling units Per acre *Maximum of 294 Dwelling units*	Established by PD Master Plan *598 dwelling units for PD-R Zoned Area*	Established by PD Master Plan *350 dwelling units for PD-Comm Zoned Area*
Floor Area Ratio:	N/A	1.0 FAR 1,576,872 square feet nonresidential	N/A	Established by PD Master Plan *15,000 square feet maximum for neighborhood amenity center buildings*	Established by PD Master Plan *500,000 square feet of non-residential uses for PD- Comm Zoned Area*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Retail sales and services, personal services, financial institutions, hotels and motels, office/business parks ,and eating establishments.	Residential uses including single-family attached and detached, townhouse and multiple-family dwellings	Single family attached and detached, townhouse, multiple- family in designated area, stormwater management facilities, common areas, open space, and cottage style detached single family units	Uses consistent with the CC zoning district, except those limited (See Conditions in Exhibit A)

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions.

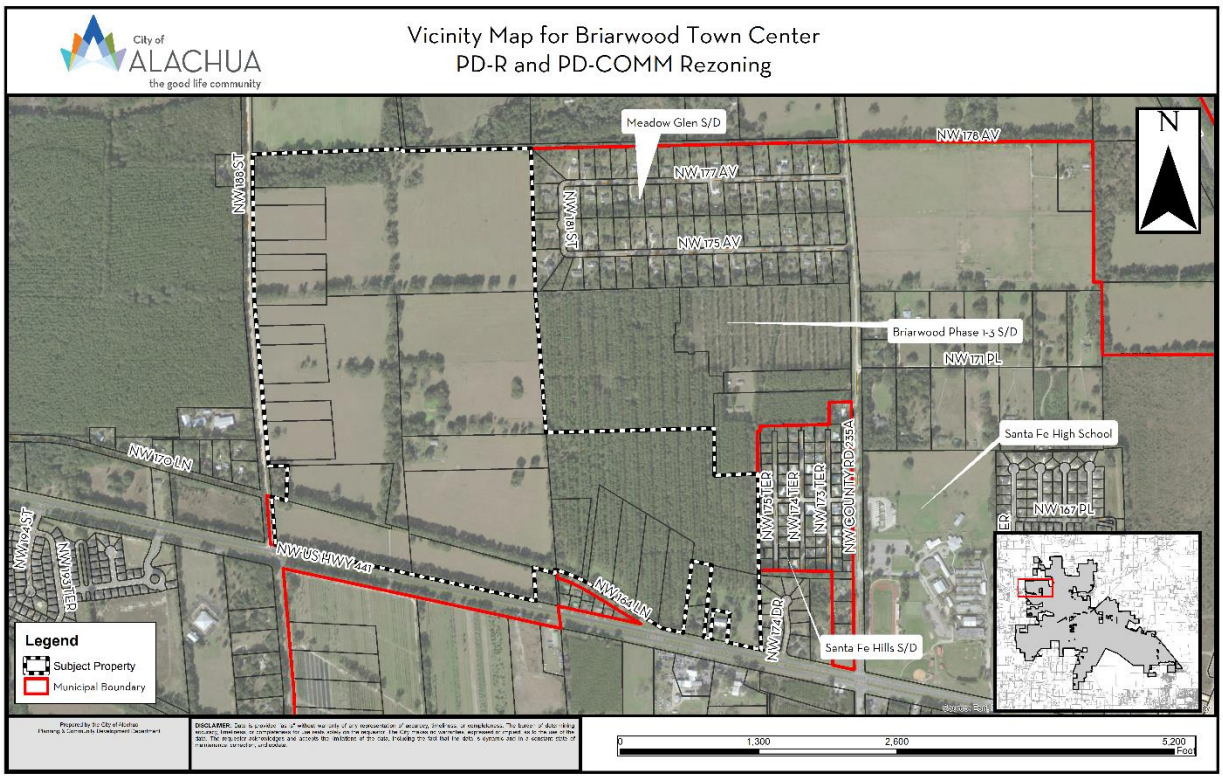
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential	Moderate Density Residential (Briarwood)/ Rural Residential (City of High Springs)	RSF-4/ R-1 (City of High Springs)
East	Residential	Rural/Agriculture (Alachua County)/ Agriculture/ Moderate Density Residential	RSF-4/ A / A (Alachua County)
West	Santa Fe Springs Conservation Area / Agricultural Operations/ Single Family Residential	Conservation (City of High Springs)/ Rural Residential (City of High Springs)	CON (City of High Springs) / R-1 (City of High Springs)
South	Vacant Commercial/ Commercial/ US Hwy 441 right-of-way	Commercial /Community Commercial/ Rural/ Agriculture (Alachua County)	CI/ CC/ A (Alachua County)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on September 21, 2022, at the offices of CHW at 11801 Research Drive, Alachua, FL, 32615 to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 9 members of the public.

Concerns included traffic on existing roadways, types of uses, and environmental impacts.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.3.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

> Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:
>
> 1. Neighborhood commercial establishments;
> 2. Residential/offices and live-work units;
> 3. Business and professional offices;
> 4. Personal services;
> 5. Financial institutions;
> 6. Retail sales and services that serve the community;
> 7. Eating establishments;
> 8. Indoor recreation/entertainment;
> 9. Single-family and multi-family residential above first floor commercial uses;
> 10. Bed and breakfasts;
> 11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
> 12. Traditional Neighborhood Planned Developments.

Analysis of Consistency with Policy 1.3.a: The proposed Zoning is consistent with the Community Commercial Future Land Use Category, under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.b of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.b: The proposed zoning to Residential Planned Development is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:
>
> 1. Single family attached and detached dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Apartments and townhomes;
> 7. Live/work units;
> 8. Residential Planned Unit Developments;
> 9. Traditional Mixed-use Neighborhood Planned Developments; and,
> 10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.d: The proposed zoning to Residential Planned Development is permitted under Policy 1.2.6 of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals

would be required to conform with this Policy.

Policy 1.3.g: The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

Analysis of Consistency with Policy 1.3.g: The area subject to this amendment is demarcated on the PD Master Plan. No more than 250,00 square feet of non-residential building area will be allowed within these parcels and Staff will review future development proposals to ensure compliance with design and interconnectivity requirements.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

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

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within

commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R and PD-COMM, which are zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, Policy 2.1.a, and Policy 2.1.d are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report. The area to be zoned PD-COMM has a commercial future land use category (community commercial).

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

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

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

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

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

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

detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with associated residential use. The subject property does not contain any environmentally sensitive features identified in the submitted Environmental Assessment Report dated August 3, 2022. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. There are no natural wetlands on the property, but are three ponds: two excavated ponds and a stormwater pond that receives run-off from US Highway 441. Any impacts to these would require permitting and/or notification to the Suwannee River Water Management District.

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: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, Transportation Segment 6 (US 441 from I-75 to CR 235A) and the City's wastewater system would fall below the established level of service. The proposed application is for a preliminary development order so no concurrency would be reserved. Future development orders would not be issued for any application that would exceed the level of service standards established by the Comprehensive Plan. There are no other Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the

Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

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

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

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

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

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed

information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and

support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum

Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

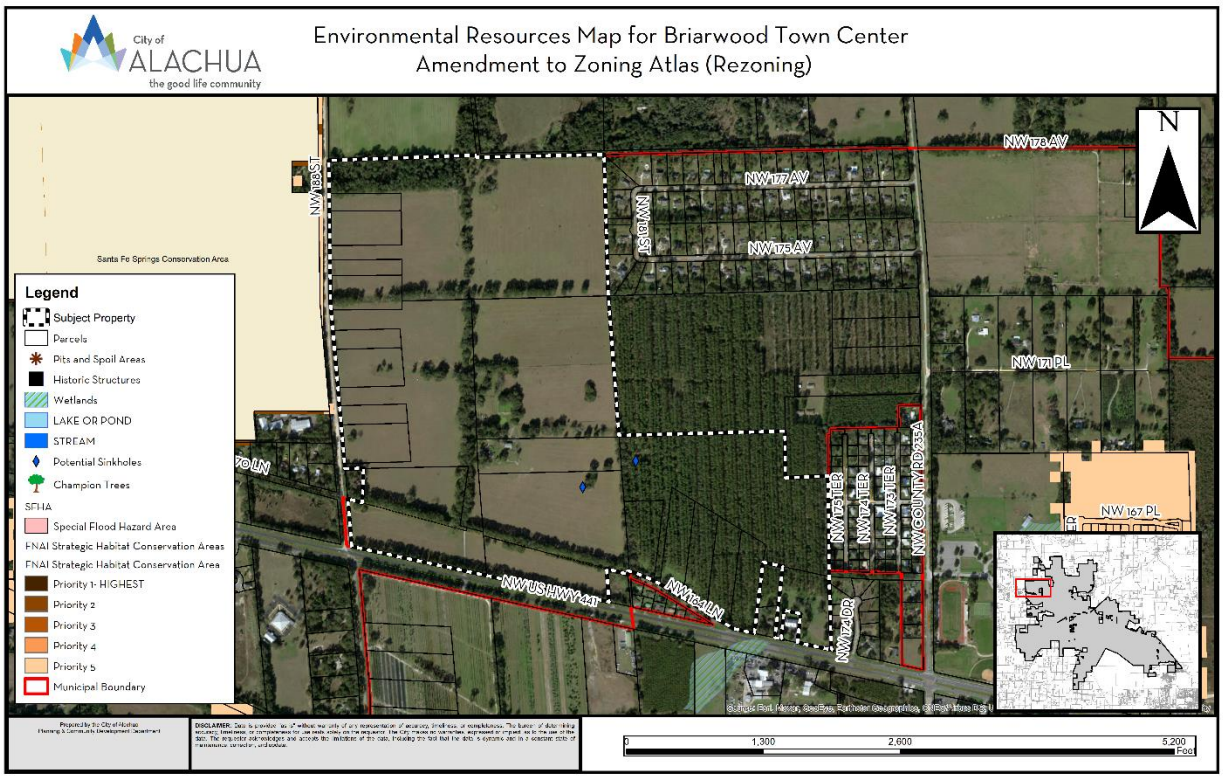
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

If any wetlands are discovered on the property, development will be required to conform with this policy.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the wetlands delineation provided by the applicant there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands if any are identified in the future; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within a Strategic Ecosystem. The subject property is adjacent to the Santa Fe Springs Conservation Area. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any other 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. The subject property does not contain any lands prioritized through the Florida Natural Areas Inventory.

Soil Survey

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

There are eight (8) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited/ Not limited	65.4
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited/ Not limited	.1
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited / Not limited	7.0
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Somewhat limited/ Very limited	1.2
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Very limited/ Somewhat limited	1.3
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited/ Somewhat limited	22.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited/ Somewhat limited	2.2
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited/ Somewhat limited	.4

Evaluation: The soil types located within the subject property do not pose significant limitations for development of residential and small commercial buildings. A majority of the site (97.5%) is well drained. In those areas where limitations do exist, it is anticipated that engineering and other design considerations will be used to overcome those limitations.

Flood Potential

Panels 12001C0110D and 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No Special Flood Hazard Areas exist on the property. If any Special Flood Hazard Areas are discovered in the future, all applicable standards of the City's Comprehensive Plan and Land Development Regulations would apply.

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: GIS data available from Alachua County indicates two potential karst sensitive areas on the subject property. A condition has been included that would require further geotechnical investigation of these areas at time of development (Condition 19).

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

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

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and in the vicinity of existing commercial uses.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands to the east are developed. There is significant commercial development located in the area proximate to the subject property. Within the City of High Springs, there is residential development located within the vicinity of the subject property to the west. The land to the northwest is developed as Briarwood Phase 1-3. The property to the south is US 441 and generally undeveloped. There is an approved PD-R PD Master Plan (NW 188th St/ US 441 Planned Development).

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. A large portion of the site is proposed to be developed as residential. The proposed PD Master Plan includes buffers and separation from existing residential development, including a 350' open space area between the Meadow Glen subdivision and any lots that would be developed within Development Area A immediately to the west of

Meadow Glen. There are also buffers adjacent to the Santa Fe Hills subdivision, the residential lots located along NW 164th Lane and Parcel 03047-002-000 located on NW 188th Street.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development. The proposed amendment would permit Commercial uses along US Highway 441.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use designations support this development pattern.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located proximate to developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and PD-COMM are consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

There is both commercial and residential development located within the vicinity of the subject property.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: No significant adverse impacts are anticipated to the natural environment. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any other 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. The subject property does not contain any lands prioritized through the Florida Natural Areas Inventory. There are no wetlands on the subject property, nor Special Flood Hazard Areas. There are three man made excavated ponds. Impacts to these ponds would be permitted through the Suwannee River Water Management District, and any applicable City standards would apply at time of development. There are two areas where County GIS data indicates where karst features might exist. A condition has been added to the PD Ordinance that would require additional geotechnical investigation of those areas at time of development.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies four (4) development areas (A-D). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the existing environmental features of the Subject Property (Sheet 2). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. A large portion of the site is proposed to be developed as residential. The proposed PD Master Plan includes buffers and separation from existing residential development, including a 350' open space area between the Meadow Glen subdivision and any lots that would be developed within Development Area A immediately to the west of Meadow Glen. There are also buffers adjacent to the Santa Fe Hills subdivision, the residential lots located along NW 164th Lane and Parcel 03047-002-000 located on NW 188th Street. Further, within the PD-Comm Development Areas (Development Areas B and C) there are further restrictions added as conditions of approval of the PD Master Plan. In Development Area B, all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities. With Development Area C all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities, use types listed in the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities. These restrictions are intended to limit the intensity of the commercial uses in the vicinity and also provide for compatibility with existing and proposed residential uses.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in three or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The phasing primary relates to access points to US 441 and any associated off-site improvements that would need to be made. See Condition 13 in Exhibit A. No more than 115 single family homes could be constructed and no non-residential or multi-family could be permitted before a connection to US 441 is made at Point D as indicated in the associated traffic study. This connection would include the realignment of NW 164th Lane to improve the overall safety of the intersection. As a condition of this improvement the County would likely require that the City take over the maintenance of this right-of-way. There are no Staff objections to this. No more than 265 single family homes could be permitted before a second connection is made to US 441 at Point B, as indicated in the associated traffic study. No more than 355 single family homes could be permitted, before a third connection to US 441 is made at Point C.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the PD Master Plan. This includes increase and reductions of residential and non-residential. For example, 10% more residential units could be constructed if there is a reduction in maximum commercial floor area of 10%.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the nine (9) roadway segments affected by this project and monitored for concurrency: US 441 (from MPO Boundary to CR 25A East Intersection), US 441 (from CR25a East Intersection to SR235), US 441 (from SR235 to I-75), US 441 (from I-75 to CR235A), US 441 (from CR235A to NW 188th Street), SR235 (from NW 143rd Place to US 441), CR2054 East (from SR235 to US 441), CR235A (from US 441 to North City Limit and SR235A (from US 441 to CR235).

The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

The proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service

(LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has submitted an environmental assessment report. A condition has been added that address additional geotechnical reporting for those areas identified as having potential karst features (Condition 19).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional

development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 199.17 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the existing Moderate Density and Medium Density Residential Future Land Use Map Designation.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. There are no lots immediately adjacent to the existing Meadow Glen subdivision. The PD Master Plan depicts a 350' wide open space area which would consist of only those uses permitted within Development Area D.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction

of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) STANDARDS

Section 3.6.3(D) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development –Commercial (PD-Comm) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(D) is provided below.

(1) **Minimum area.** A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-Comm district is approximately 107.2 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-COMM district as identified in Table 4.1-1. With Development Area B, all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities. With Development Area C all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities, use types listed in the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities. These restrictions are intended to limit the intensity of the commercial uses in the vicinity and also provide for compatibility with existing and proposed residential uses.

(3) *Densities/Intensities*

The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation: The number of residential units and floor area of non-residential development is established on the PD Master Plan. The density identified on the PD

Master Plan is consistent with the proposed High Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) ***Dimensional Standards***

The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The PD Master Plan establishes a 40' Type D buffer between the development areas adjacent to the Santa Fe Hills subdivision. The Master Plan also establishes a 30' buffer between the subject property and the existing residences located along NW 164th Lane (located within Alachua County).

(5) ***Development Standards***

Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-3, *Development Standards Applicable in the PD-COMM District*, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

f. The reduction or modification is necessary as a traffic-calming measure;

g. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

h. Access for emergency service vehicles is not substantially impaired;

i. Adequate off-street parking is provided for the uses proposed; and

j. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(D)(5)(b)(i)-(iv). The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Additionally, the proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Comm	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6 (4107)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR235 (from NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
15	CR 2054 East (from SR 235 to US 441)	2/U	Major Collector	Comm	D
16	CR 235A (from US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	SR 235A (from US 441 to CR 235)	2/U	Major Collector	Comm	D

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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Zoning	Residential [1]	6,991 (3,495/3,495)	510 (130/380)	705 (444/261)
	Commercial[2]	13,455 (6,722/6,722)	428 (313/115)	1,192 (510/682)
Potential Trips		**20,446 (10,223/10,223)**	**938 (443/495)**	**1,897 (954/943)**

1 ITE Code 210 , ITE Code 220; Internal Capture
2 ITE Code 820 , ITE Code 710 ; Less Internal Capture; Pass by

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Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]	5 US 441 (from SR 235 to I-75) [1]	6 US 441 (from I-75 to CR 235A) [1]	7 US 441 (from CR 235A to NW 188th Street) [1]	8 SR235 (from NW 143rd Place to US 441) [1]	15 CR 2054 East (from SR 235 to US 441) [1]	16 CR 235A (from US 441 to North City Limit) [1]	17 SR 235A (from US 441 to CR 235) [1]
Maximum Service Volume[2]	43,000	45,700	39,000	39,000	43,000	14,400	15,120	15,120	15,120
Existing Traffic[3]	20,000	18,230	22,581	27,914	22,250	9,400	2,788	1,402	5,302
Reserved Trips[4]	43	6,881	4,279	4,026	1,652	5	2,179	2,185	112
Available Capacity[4]	22,957	20,589	12,140	7,060	19,098	4,995	10,153	11,533	9,706
Potential Impact Generated by Proposed Zoning[5]	2,658	3,476	7,565	11,654	13,699	1,022	2,862	409	1,636
Residual Capacity after Proposed Zoning[6]	**20,299**	**17,113**	**4,575**	**(4,594)**	**5,399**	**3,973**	**7,291**	**11,124**	**8,070**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua February 2023 Development Monitoring Report.*
5 *Trip Distribution: Segment 3: 13%, Segment 4, 17%, Segment 5: 37%, Segment 6: 57%, Segment 7: 67%, Segment 8: 5%, Segment 15: 14%; Segment 16: 2%; Segment 17: 8%*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

PM Peak Hour Traffic Analysis	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]	5 US 441 (from SR 235 to I-75) [1]	6 US 441 (from I-75 to CR 235A) [1]	7 US 441 (from CR 235A to NW 188th Street) [1]	8 SR235 (from NW 143rd Place to US 441) [1]	15 CR 2054 East (from SR 235 to US 441) [1]	16 CR 235A (from US 441 to North City Limit) [1]	17 SR 235A (from US 441 to CR 235) [1]
Maximum Service Volume[2]	3,870	4,110	3,510	3,510	3,870	1,290	1,359	1,359	1,359
Existing Traffic[3]	1,800	1,732	2,145	2,652	2,114	893	265	133	504
Reserved Trips[4]	5	627	335	301	138	1	157	229	12
Available Capacity[4]	2,065	1,751	1,030	557	1,618	396	937	997	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	247	322	702	1,081	1,271	95	266	38	152
Residual Capacity after Proposed Zoning[6]	**1,818**	**1,429**	**328**	**(524)**	**347**	**301**	**671**	**959**	**691**

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

2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022*

4 *Source: City of Alachua February 2023 Development Monitoring Report.*

5 *Trip Distribution: Segment 3: 13%, Segment 4, 17%, Segment 5: 37%, Segment 6: 57%, Segment 7: 67%, Segment 8: 5%, Segment 15: 14%; Segment 16: 2%; Segment 17: 8*

6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	338,274
Potential Potable Water Demand from Proposed Amendment **	315,700
Residual Capacity	**336,609**
Percentage of Permitted Design Capacity Utilized	**85.36%**

Sources:
** City of Alachua February 2023 Development Monitoring Report*
***Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan; Formulas used: Office: 15 gallons per day / 100 sq. ft. of floor space = (100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons; Shopping Center: 0.1 gallons per day / sq. ft. of floor space = 400,000 sq. ft. * 0.1 = 40,000 gallons; Residential: 275 gallons / day / dwelling unit = 948 dwelling units * 275 = 260,700 gallons*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 315,700 gallons per day at build out. This analysis is based on the development potential of 948 residential dwellings and 500,000 square feet of non-residential that would be permitted by the proposed PD zoning and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	308,184
Projected Potential Wastewater Demand from Proposed Amendment **	292,000
Residual Capacity	**141,816**
Percentage of Permitted Design Capacity Utilized	**90.55%**

Sources:
** City of Alachua February 2023 Development Monitoring Report*
***Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan; Formulas used: Office: 15 gallons per day / 100 sq. ft. of floor space = (100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons; Shopping Center: 0.1 gallons per day / sq. ft. of floor space = 400,000 sq. ft. * 0.1 = 40,000 gallons; Residential: 250 gallons / day / dwelling unit = 948 dwelling units * 250 = 237,000 gallons*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 292,000 gallons per day. This analysis is based on the development potential of 948 residential dwellings and 500,000 square feet of non-residential that

would be permitted by the proposed PD Zoning. The proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	7.04
Potential Demand Generated by Development[3]	12.32
Residual Recreational Capacity After Impacts	**62.34**

Sources:
1 City of Alachua February 2023 Development Monitoring Report.
2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 948 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	12.16 acres
Acreage Required to Serve Demand Generated by Development[2]	2.46 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.62 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]	**41.99 %**

1 Source: City of Alachua February 2023 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (12.32 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 12.32 recreational acres, and for passive park space by 2.46 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	41,329.39	7,542.61
Projected Solid Waste Demand from Application[3]	2,894.30	528.21
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

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

2 *City of Alachua February 2023 Development Monitoring Report*

3 *Policy 2.1.a, CFNGAR Element. Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.Residential: (948 du x 2.6 persons per du x .73 per capita) = 1,799.30 lbs; nonresidential: (((12 lbs. / 1,000 ft2/day * [500,000]) * 365)/2,000) = 1,095 lbs; pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = 528.21 tons/year)*

1 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 528.21 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment, but has advised that a "resolution of regional capacity issues within the District will not be clear until the comprehensive evaluation" is complete. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 205 total student stations (93 for elementary, 47 for middle, and 65 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

FLORIDA TIMBER CO, JOY PARKER, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

BRIARWOOD TOWN CENTER – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

1. The development shall consist of single-family attached and detached, townhouses, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 4 du/acre	• Single-family attached dwellings, single-family detached dwellings, townhouses • Multi-family residential dwellings (within Subarea as identified on PD Master Plan)	598 dwelling units 15,000 square feet neighborhood amenity center	±160	*Minimum Lot Area (square feet)* • Single-family detached: 4,080 • Single-family attached: 1,600 • Townhouse: 2,000 • Multi-family: None *Minimum Lot Width* • Single-family detached: 34' • Single-family attached: 20' • Townhouse: 100'	±52.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
	• Common area and open space • Neighborhood amenity center building • Stormwater management facilities			• Multi-family: None *Setbacks, Building (Single-family detached)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Single-family attached)* Front (Primary) = 15' Side = 5' Rear=10' *Setbacks, Building (Townhouse)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Multiple-family)* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* Single-family detached and townhouse = 35' Single family attached and multiple family = 65' *Maximum Lot Depth to Width Ratio* Single-family detached = 4 times width of lot Single-family attached = 10 times width *Maximum Lot Coverage*	

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				All uses = 80% Individual lots may exceed 80% as long as plat or site plan demonstrates a minimum pervious area of 20% overall *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 3 spaces per 1,000 square feet of gross floor area	
Development Area 'B' .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within CC zoning district, except the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities • Common area and open space • Stormwater management facilities	Together with Development Area C: 500,000 square feet non-residential	±65	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Maximum Building Height* 65' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	±21.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'C' 17.5 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within CC zoning district, except the following: uses prohibited in Development Area B, use types listed on the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities • Common Area/ Open Space • Neighborhood amenity center building • Stormwater management facilities	350 dwelling units Together with Development Area B: 500,000 square feet non-residential	±20	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' US 441 or NW 164th Lane Right of Way = 50' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* 65' *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	±6.0%
Development Area 'D' N/A	• Stormwater management facilities • Common Areas	N/A	±61.0	*Setbacks, Stormwater Facilities* 5' from all property lines	±20%

1 The permitted maximum development in each zoning designation may be increased up to 10% based on a corresponding percentage decrease in the other zoning designation. For example, a 10 % decrease in the maximum allowable non-residential development would permit up to a 10 % increase in the maximum number of residential dwelling units.

2. The Project shall be developed in three or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide

recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. -

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
9. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs. Shifts of less than 75' (centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.
    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent

with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public rights-of-way, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

10. Electric System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

11. Water System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

12. Wastewater System Requirements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift stations required and necessary to serve the Project.
    b. The locations of the proposed lift stations are approximate as depicted in the PD Public Facilities Plan. The first phase shall connect to an existing lift station with the Briarwood Phase 1-3 subdivision. Future phases will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.

13. Pedestrian and Street Improvements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs, subject to the following:
        i. Miami curb shall be permitted in all residential areas within Development Area A.
    b. All on-site and off-site traffic improvements noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property in accordance with the following:
        i. No more than 115 residential units in total shall be approved within the Development until the proposed through-cut access to US Highway 441 at Access Point D, as indicated in the associated traffic study, has been completed. This access connection shall include the realignment of NW 164th Lane and any associated off-site improvements, as indicated in the associated traffic study. No multi-family or non-residential development shall be accessed solely through the existing Briarwood Phase 1-3 single family residential subdivision adjacent to the subject property.
        ii. No more than 265 residential units in total shall be approved within the Development until the proposed connection at Access Point B, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study. The access may remain a full access until such time that a traffic signal or other improvement is warranted, at which time it shall be converted to a directional access, unless otherwise required by the Florida Department of Transportation. Access Point B shall also be required to be converted to directional prior to meeting signalization warrants when Access Point C is permitted and constructed.
        iii. No more than 355 residential units in total shall be approved within the Development until the proposed directional access at Access Point C, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study.

iv. After construction of Access Point C, a signal warrant study shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports shall be provided as required by FDOT.

v. No more than 598 dwelling units shall be permitted within the Development until the off-site improvements to the intersection of CR235A and US 441, as provided in the associated traffic study, have been completed. No non-residential development proposed after completion of the 598th dwelling unit shall be permitted until the off-site improvements to the intersection of CR235A and US 441 have been completed.

vi. A revised traffic study for the entire development shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	250,000	435	01/01/2027

Traffic studies shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 1 additional traffic studies shall be required.

vii. Any connection to NW 188th Street may require dedication of land for additional right-of-way.

c. A pedestrian connection through existing right-of-way (approximately 900 feet in length) located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way. This requirement may be waived by the City Commission upon a finding that such a sidewalk connection is not physically possible or upon a finding that the Public Works Director Public Works Department of the Alachua County Board of County Commissioners does not desire such a connection and makes a request to the City Commission in writing to not require such connection.

14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

16. Open spaces and conservation areas shall account for a minimum of twenty percent (20%) of the complete project.

17. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida

Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

18. The Final PD Plan shall be a Preliminary Plat or a Site Plan and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

FLORIDA TIMBER CO, JOY PARKER, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

BRIARWOOD TOWN CENTER – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

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

April 10, 2023

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for: Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

On April 10, 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 these applications 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 *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 **April 18, 2023** Planning and Zoning Board meeting.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 17, 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, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Diyonne McGraw
Sarah Rockwell, Ph.D.
Leanetta McNealy, Ph.D.
Kay Abbitt

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

April 3, 2023

RE: City of Alachua – Briarwood Towncenter PD-R and PD-COMM

Alachua County Public Schools ("ACPS") has received notification of a PDP within the City of Alachua, Alachua County. This project is reviewed in accordance with *Objective 1.1: of the Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*

The subject property is designated as the Briarwood Towncenter PD-R and PD-COMM and encompasses 306 acres. This proposed PDP will entitle 598 single-family units and 350 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in the same zone after the redistricting process is completed.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,160 high students and is operating at 90% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 65 high students.

The **Mebane Middle School CSA** currently accommodates an enrollment of 333 middle students and is operating at 42% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 47 middle students.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,350 elementary students and is operating at 82% of its permanent capacity of 1,652 student stations. At buildout, this project is projected to generate 93 elementary students.

A resolution of regional capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions or would like to discuss the potential of a "Capacity Enhancement Agreement", please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Suzanne M. Wynn
ACPS Facilities Director of Community Planning

Independent Review of the Traffic Impact Analysis for the Briarwood Town Center for the City of Alachua, Florida; Prepared by Volkert, Inc. April 2023

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Impact Analysis (TIA) for the Briarwood Town Center. This project is located on the north side of US 441 between NW 173rd Street (CR 235A) and NW 188th Street. The TIA was prepared by CHW in April 2023.

The Briarwood Town Center (Project) is located on the north side of US 441 (FDOT State Highway) between NW 173rd Street (Alachua County roadway) and NW 188th Street (Alachua County roadway). The Project will contain 598 single family detached homes, 350 multi-family housing units, 200,000 square feet of shopping center land use and 50,000 square feet of general office lane use. During the average weekday, the Project is expected to generate 19,270 trips. During the AM peak hour, the Project will generate 854 trips (363 entering and 491 exiting). During the PM peak hour, the project will generate 1,728 trips (906 entering and 822 exiting). The Project will have direct access to US 441 at four (4) access points. The Project will also connect to the Briarwood Subdivision to the north and may possibly connect to NW 188th Street at some point in the future. The build-out year for the project is 2028.

The independent review of the TIA will include the following:

- Review of the Executive Summary.
- Review of the study intersections.
- Review of trip generation of site traffic.
- Review of data collection.
- Review of trip distribution.
- Analysis
    - Access Management.
    - Traffic Signal Warrant Analysis.
    - Intersection Control Evaluation.
    - Turn Lane Warrant Analysis.
    - Intersection Analysis.
- Conclusions and Recommendations.
- Additional Volkert comments/recommendations.

Review of the Traffic Impact Analysis

Executive Summary

The Executive Summary is a concise summary of the TIA. Volkert has no comments or suggestions on this section.

Study Intersections

This section of the TIA lists the study intersections and access intersections that were agreed upon in the Methodology Letter approved by the City of Alachua (City) and the Florida Department of Transportation (FDOT). Volkert has no comments or suggestions on this section.

Trip Generation of Site Traffic

This section of the TIA describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 11th Edition.* It is important to note that the project is a mixed-use development and there will be some internal trips between the various land uses (trips that do not use the adjacent public roadways; US 441, CR 235A, etc.). This type of trip is called an internal trip. Also, a mixed-use development will attract existing trips on the roadway. A good example is a stop for gas as someone is driving by the project. This type of trip is called a pass-by trip. The appropriate ITE Methodology was used to calculate the number of internal and pass-by trips. The total number of Project trips generated was then reduced to account for the internal and pass-by trips. This reduced trip number (referred to as new trips) is then used for the assignment of Project traffic onto the adjacent roadways. During the average weekday, the Project is expected to generate 15,141 new trips. During the AM peak hour, the project will generate 755 new trips (304 entering and 451 exiting). During the PM peak hour, the project will generate 1,333 new trips (710 entering and 623 exiting). The trip generation information is correct Volkert has no comments or suggestions on this section.

Data Collection

This section of the TIA documents how the existing traffic volumes on the adjacent intersections/roadways were obtained, how the existing traffic volumes were projected to the 2028 build-out year, how the reserved trips on the roadway network were obtained and how the ultimate 2028 build-out year traffic volumes were calculated. The traffic calculations are correct.

Volkert Comments/Suggestions:

1. Briarwood is a large project with multiple access points and study intersections. While the calculations are correct, it is very difficult and tedious to follow how the various traffic volumes were calculated. This is compounded by having the AM peak hour and PM peak hour on the same page. To simplify the review of these calculations and make it easier for lay citizens to understand the calculations, the AM and PM peak hours should be on separate sheets. Also, using one sheet for each intersection and access point that contains all the data for that location would make it easier to follow how the build-out year traffic is computed. Volkert is not recommending that the format for the traffic calculations for the Briarwood TIA be changed. However, Volkert does recommend to the city that future TIA's have traffic calculations as described above.
2. Figure 3 should have the year (2022) included in the title.

Trip Distribution

This section of the TIA documents the trip distribution for the project. The Gainesville Urban Area Transportation Study (GUATS) transportation model was used to determine how the project trips were assigned to the adjacent roadways. This is the typical methodology that is used to determine project trip assignments. The model is an area wide model, and making minor adjustments for a specific project is routine and accepted practice. The trip distributions obtained are reasonable and consistent with other traffic studies submitted to the city. The trip distributions to the four access points on US 441 are reasonable. The percentages assigned to the four access points onto US 441 will need to be monitored as the project is built out.

Volkert Comments/Suggestions:

1. Figure 7 should have the build-out year, 2028, in the title.
2. Figure 8 should have the build-out year, 2028, in the title.

Analysis – Access Management

This section of the TIA documents the type of roadway connection (right-in/right-out only driveway, restricted/directional median opening, full median opening, etc.) the project will have onto US 441. Since US 441 is a state highway, the FDOT has the permitting authority to determine the type and location of access onto its highways. This process is referred to as access management. It is important to note that another project, the US 441/NW 188th Street PD, is located on the south side of US 441 directly across the street from Briarwood and will also have access onto US 441. As a result of several discussions between the City/Alachua County/FDOT/Volkert, CHW coordinated the access management for Briarwood with the consultant for the US 441/NW188th Street PD. The result is an access management design that will safely and efficiently provide access for both developments.

Briarwood is proposing four connections onto US 441, three new connections and the existing connection at NW 164th Lane. These connections are described as follows.

1. Access A, a right-in/right-out only driveway, is located on US 441 approximately midway between NW 188th Street and Access B, located at the existing Belle's Road. This is a minor access point, but it will alleviate some of the project traffic from the major access points B and C. This is a common practice with large developments.
2. Access B, directional median opening, is located at the existing Belle's Road. A directional median opening allows right in, right out, left in but prohibits left out traffic. Directional median openings are common and direct exiting project traffic to locations that can safely and efficiently manage the exiting traffic, commonly a traffic signal.
3. Access C is the main access for the project. Upon review, FDOT would not approve a traditional traffic signal at access C, due to concerns the traffic signal would increase traffic delay and traffic crashes on US 441. Instead, an intersection analysis determined that a new type of intersection control would be more appropriate. The new intersection type proposed for access C is called a signalized thru-cut intersection. This type of intersection prohibits cross street traffic from going straight through the intersection. At access C, the proposed signalized thru-cut intersection would also prohibit left turns from US 441 into the properties to the north and south. Traffic movements that are

prohibited can be made via a U-turn at an upstream or downstream street/median opening located 400 – 800 feet upstream/downstream from the traffic signal. The result at access C is a two-phase traffic signal that is significantly more efficient and safer than a traditional traffic signal. A signalized thru-cut intersection is a variation of a Restricted Conflict U-Turn intersection (RCUT). At an RCUT intersection, all traffic exiting the side streets must turn right. If the side street traffic wanted to go straight through or turn left, this traffic must make a U-turn at a median opening on the main street approximately 400 – 800 feet downstream or upstream from the RCUT intersection. At full development, access C will require a traffic signal, initially access C will remain non-signalized.

4. Access D is the existing median opening on US 441 at NW 164th Lane. The existing full median opening will be converted to a directional median opening. The skewed angle that NW 164th Lane intersects US 441 will be reconstructed to provide a ninety-degree connection to the new driveway at access D.

This access management plan does not satisfy all the spacing requirements in the FDOT Access Management standards. However, it is very challenging to retrofit access for a new project onto an existing highway. The presence of the US 441/NW 188th Street PD further compounds the access management issue. Given all the complexities associated with this issue, Volkert concurs with the proposed access management plan proposed in the TIA. This plan will safely and efficiently serve the access needs for the Briarwood project and the US 441/NW188th Street PD.

Volkert Comments/Suggestions:

1. It should be noted that numerous meetings were held with CHW, City of Alachua, FDOT, myself, and developer staff present. The final access management plan reflects the concurrence of all parties.
2. In Table 2, the yellow highlight in the table needs to be replaced with a different color or method to point out the FDOT spacing requirements.

Analysis – Traffic Signal Warrant Analysis

This section of the TIA documents the analysis that was performed to determine whether a traffic signal would be warranted at access C, the primary access for the project, at full development. The appropriate methodology was utilized, and the findings of the analysis are correct. Volkert has no comments or suggestions for this section.

Analysis – Intersection Control Evaluation

This section of the TIA discusses the intersection control evaluation (ICE) that FDOT requires at any intersection where a traffic signal is being proposed. There are several new intersection designs that are being used throughout the country that have significant advantages over traditional traffic signal-controlled intersections. The TIA documents that the signalized thru-cut intersection provides safety and operational advantages over the traditional traffic signalized intersection. Volkert concurs with the recommendation in the TIA to utilize the signalized thru-cut intersection at access C and has no comments or suggestions for this section.

Analysis – Turn Lane Warrant Analysis and Length Calculations

This section of the TIA documents the analysis that was used to determine where a right and/or left turn lane is warranted and its length using FDOT standards. Volkert concurs with the recommendations in the TIA.

Analysis – Intersection Analysis

This section of the TIA documents the intersection level of service/operational deficiencies at the study and access intersections. Tables 7 and 8 summarize the results of this analysis. The appropriate highway capacity methodology was utilized, and the data results are correct.

This section also contains a summary of the improvement thresholds at the intersections as the project develops. These thresholds may change over time as the project proceeds and monitoring will be necessary to determine when future traffic studies will be required.

Volkert Comments/Suggestions

1. Tables 7 and 8 each contain two pages. The first page is stop controlled intersections and the second page is signalized intersections. The table heading only shows up on the first page of each table. Volkert recommends that the signalized intersection part of the table be solely on the second page and the table heading also be shown on the second page. This will make the table much easier to read and understand.
2. In the improvement thresholds section, it states that the initial 115 single family homes can be constructed without any new connections to US 441. The trips from these 115 homes, approximately 1000 trips per day, will use the existing Briarwood subdivision roads to the north to enter/exit. All parties concurred with this recommendation. Using the Briarwood roads to the north as the only access to the 115 homes may/may not be well received by the existing residents in the Briarwood subdivision. The City needs to communicate this issue to the residents in the Briarwood subdivision. It may be more practical to connect these new 115 homes to access D, realign NW 164th Lane, install the directional median opening on US 441 at access D and construct the left turn lane on US 441 at the existing median opening just west of NW 164th Lane in conjunction with constructing the 115 new homes. Volkert supports the concept of connecting the street system for the new 115 homes to the subdivision to the north to provide more options for ingress/egress and emergency vehicle access but forcing all traffic from the 115 new homes through an existing subdivision may be controversial.

Conclusions and Recommendations

This section of the TIA lists the recommended traffic and highway improvements that need to be scheduled to support the development of the Project. It is very important the city and FDOT monitor the progress of the project and schedule the necessary follow-up traffic studies to determine when the traffic and highway improvements need to be constructed. Volkert has no comments or suggestions for this section.

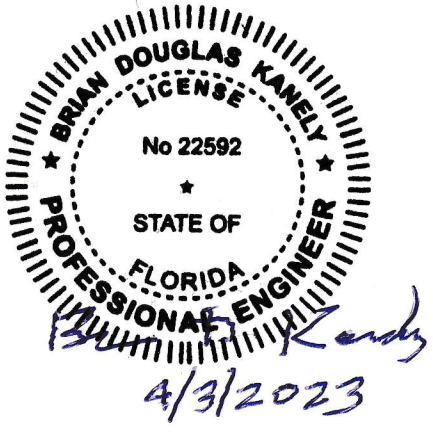
Additional Volkert Comments/Recommendations for the Briarwood Town Center TIA

1. It is important that the operational concepts of the signalized thru-cut intersection be adequately explained in the TIA. Using a poster display at public meetings would be very helpful in explaining how this new type of intersection operates.
2. The TIA describes the phasing for the Project and the various traffic and highway improvements needed. It will be essential that the city and FDOT establish and monitor the thresholds for the needed improvements. Additional traffic engineering reviews and studies will be required as the Project progresses to ensure the access points onto US 441 operate in a safe and efficient manner.
3. The first sentence in the Analysis Section, page 18, it should be noted that there are five parts, not three parts.
4. In Appendix L, the access is C not D.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Briarwood Town Center TIA. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
April 3, 2023
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 5, 2023

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

On December 1, 2022, the City of Alachua received your revised application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006). A project assistance team meeting is scheduled to be heard on November 14, 2022 to discuss this project.

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 5:00 PM on Thursday, December 1, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. 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:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

5. *PD Master Plan: Compliance with Applicable LDR Provisions*
    g. Section 3.6.2 (A)(4) *, Development Phasing Plan.* Phasing plan should indicate when installation of all needed infrastructure both on-site and off-site will be installed. Submitted traffic impact analysis report indicates that a number of improvements to US 441, NW 164th Lane, and NW 173rd Street will be needed. The timing of these improvements should be laid out in the phasing plan. Further, concurrency impact analysis indicates that the City's wastewater capacity will exceed 85% with approval of the PD Master Plan. Phasing must include considerations for having adequate capacity in place for both roadway and sanitary sewer prior to issuance of any final PD plans for the subject property.
    NEW COMMENT: Additional information and detail is needed. Timing of off-site improvement is provided, but connections to site are not clear. When will connections be made? Note must be expanded to include sidewalk connection to CR 235A. When will realignment of NW 164th Lane take place?
    i. Section 3.6.3 (A)(4), and Section 3.6.3 (D)(4), Dimensional Standards. Add additional 5 foot setback in all Development Areas for stormwater facilities (ponds and structures).
    NEW COMMENT: This note must be reworded. The stormwater facilities themselves (including skimmers/ overflows/ weirs/ etc) must be set back from all property lines.

6. Miscellaneous
    c. Primary proposed north/ south road appears to track closely to existing tree line in same location. Is intent to preserve trees or to remove? Consider shifting or designing to keep mature tree line.
    NEW COMMENT: Response noted, but any regulated trees removed would be required to be mitigated for.

7. *Public Services/Outside Review Comments*
    a. *Revised* - Applicant must address comments provided by outside traffic engineering reviewer, Brian Kanely, P.E. of Volkert, Inc. in a forthcoming letter anticipated to be received January 12, 2023.

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

On October 13, 2022, the City of Alachua received your revised application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006). A project assistance team meeting is scheduled to be heard on November 14, 2022 to discuss this project.

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 5:00 PM on Thursday, December 1, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. 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:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. *Comprehensive Plan Consistency Analysis*
    a. Please provide analysis of Application's consistency with Policy 1.3.g of the Future Land Use Element of the Comprehensive Plan. This may require additional development area with limitations on residential units/ non-residential floor area or an application to the City's Comprehensive Plan to amend or remove this policy. Please see the attached Commission agenda item from August 14, 2006, which adopted the referenced policy.
    b. Policy 2.5.a of the Future Land Use Element of the Comprehensive Plan requires that a minimum of 10% of site be designated as open space. The application response indicates that 20% of the site shall be designated as open space, however, the PD Master Plan does not provide a Development Area or otherwise designate the amount and location of the open space areas. The PD Master Plan must be revised to show location and amount of open space area.
    c. Please provide analysis of Application's consistency with Policy 1.1.d c) of the Community Facilities Element of the Comprehensive Plan.
    d. Medium Density Land Use generates a minimum density of 4 units per acre. Based on the acreage of the Medium Density Land Use area, a minimum of 152 units must be constructed in Development Area A.
2. Concurrency Impact Analysis
    a. Section 2.4.14 (G) requires that in order for a development order to be issued the necessary facilities and services are in place to serve the proposed development. Based on the provided concurrency impact analysis, the Level of Service standard will not be met for Segment 6 of US highway 441 at partial build out. Please note that final development orders (preliminary plats or site plans) will not be able to be approved unless there is adequate capacity for those facilities and services monitored for concurrency.
    b. Project has direct access to Segment 7 and Segment 16, but together those only account for 69% of total trips generated. These should total 100% less any internal capture calculated.
    c. Segment 16 must be included in roadway concurrency analysis.
    d. Concurrency impact analysis must include impacts at 100% build out.
    e. As a condition of PD Ordinance, additional traffic studies will be required on the proposed schedule.
        i. Update 1 must be submitted when cumulative non-residential floor area exceeds 125,000 square feet OR 250 dwelling units OR for any application submitted after January 1, 2026.
        ii. Update 2 must be submitted when cumulative non-residential floor area exceeds 250,000 square feet OR 500 dwelling units OR for any application submitted after January 1, 2029.

f. Table 7 (page 13 of Justification Report) indicates that the project will generate 3,239.74 tons of solid waste per year, however, it appears that this is the calculation for lbs of solid waste generated per day. Revise Table 7 with correct data.

3. *PD Master Plan: Compliance with Comprehensive Plan*
   a. PD Master Plan proposes 1,130 units, but Future Land Use Designations yield maximum of 948 units (161.29 acres of Moderate Density Residential yields 644 units; 38.041 acres of Medium Density Residential yields 304 units; total is 948 units). Policy 2.1.d of the City's Comprehensive Plan states that the Commercial Planned Development zoning district may be permitted within the commercial and high density residential land use categories. Options include reducing overall number of units permitted to 948, or initiating a comprehensive plan amendment to amend the future land use designation that increases residential development potential on the subject property.
4. *PD Master Plan: General*
   a. Proposed layout area results in disjointed PD-COMM areas, including placement of development areas (western "B" development area) in areas that are proposed to be zoned PD-R. Development Area "B" must be modified to account for area proposed to be zoned PD-R.
5. *PD Master Plan: Compliance with Applicable LDR Provisions*
   a. Section 2.4.2 (E)(1)(e), *Incompatible with adjacent lands.* Response does not directly address compatibility with Conservation land use to the west of subject property. Revised response required.
   b. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along southern right-of-way line. A 20' minimum landscaped buffer intended to preserve existing tree line along US 441 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage. Proposed landscape buffer along US 441 must be shown on PD Master Plan. A note that trees may only be removed for access or direct utility connections.
   c. Section 3.6.2 (A)(1)(b) requires the PD Master Plan calculate the number, type, and mix of land uses. Currently, there are no non-residential uses permitted within Development A or C. Please indicate if any common buildings will be permitted within each Development Area and maximum floor area. For example, language could be included that would permit a neighborhood clubhouse and pool for the residential uses.
   d. Section 3.6.2 (A)(1)(c) requires the PD Master Plan to identify the general location of open space. Plan must be revised to show open space area. Add additional 20' Type B open space/ buffer area long western property boundary adjacent to Suwannee River Water Management District lands.
   e. Section 3.6.2 (A)(1)(f) requires that the PD Master Plan identify on-site potable water and wastewater facilities. While the application notes that a connection will be made to the lift station within the Briarwood subdivision, substantial portions of the site appear to be at lower elevation than the existing lift station. This would appear to necessitate an additional lift station(s) to connect to the City's wastewater system. The general location of the lift station(s) must be identified on the PD Master Plan. Language can be included that exact location will be determined at site plan or preliminary plat review. A wastewater basin study may be required to determine

regional demand and optimal location and sizing of any proposed wastewater lift stations.

f. Section 3.6.2 (A)(3) requires that development along the perimeter of the PD district boundaries be compatible with the adjacent existing or proposed uses. As such, the following modifications must be considered:
    i. The area located in Development Area A adjacent to the Meadowglen subdivision must consist of a separate development area that limits development to single family detached only, limits building height to two stories, has minimum lot width of 80' and minimum lot size of 10,000 square feet. Additionally, the 40' stormwater buffer area must be increased to 50' and include a Type B buffer.
    ii. Permitted uses within Development Area B should read "Uses allowed within CC zoning district except the following uses, which shall not be permitted: senior center, youth club facility, day care home, overnight child car center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning, and carpet cleaning facilities".
    iii. Permitted uses within Development Area C should read "Uses allowed within CC zoning district except the following uses, which shall not be permitted: senior center, youth club facility, day care home, overnight child car center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, laundry, dry cleaning, and carpet cleaning facilities, those uses located with the "Vehicles, sales and services" use category , "Restaurant with drive-through or drive-in service" use type, and "Self-service storage" use category".
    iv. Add a 30' buffer between the existing residential uses and proposed Development Area C and B, along NW 164th Lane right-of-way.
    v. Clarify that a Type D buffer will be required within stormwater buffer adjacent to Santa Fe Hills.

g. Section 3.6.2 (A)(4) *, Development Phasing Plan.* Phasing plan should indicate when installation of all needed infrastructure both on-site and off-site will be installed. Submitted traffic impact analysis report indicates that a number of improvements to US 441, NW 164th Lane, and NW 173rd Street will be needed. The timing of these improvements should be laid out in the phasing plan. Further, concurrency impact analysis indicates that the City's wastewater capacity will exceed 85% with approval of the PD Master Plan. Phasing must include considerations for having adequate capacity in place for both roadway and sanitary sewer prior to issuance of any final PD plans for the subject property.

h. Section 3.6.3 (D)(4) Dimensional Standards. Add additional setback in Development Area C for setback of residential uses from US Highway 441 and NW 164th Lane rights-of-way. This setback should be a minimum of 50'.

i. Section 3.6.3 (A)(4), and Section 3.6.3 (D)(4), Dimensional Standards. Add additional 5 foot setback in all Development Areas for stormwater facilities (ponds and structures).

j. Section 3.6.3 (A)(4), Dimensional Standards. Development Standards table indicates minimum lot with for townhomes is 20'. Townhouse lots consist of 5 or more dwelling

units, so minimum lot width must be greater than 20'. Additionally, minimum lot size must be greater than 2,000 square feet.

k. Remove Note 1 from Development Standards table as this will be addressed through a condition within the PD Agreement and Ordinance.
l. Section 3.6.2 (A)(5), *Conversion Schedule,* requires additional detail and cannot be based on AADT generation of trips. Language may be proposed that would permit an increase of any maximum development potential within any Development Area (residential units or square footage) as long as there is a corresponding decrease in the maximum development potential of one or more other Development Areas, with up to 10% variation in any Development Area from the original proposed maximums.
m. Section 3.6.2 (A)(6)(a) and (b) requires that the PD Master Plan include demonstration that there will be adequate capacity for roadway system and potable water and sanitary sewer systems. This was not identified in PD Master Plan. Additionally, provided concurrency impact analysis appears to indicate that there will be deficiencies for at least one roadway segment and that the sanitary sewer system's capacity will exceed 85%.
n. Confirm proposed minimum lot width for single family attached units of 40' in Development Area A. This appears to be much wider than the typical attached product.
o. Section 3.6.3 (D)(4)(b) requires the PD Master Plan for the PD-Comm zoned area to include setbacks from adjoining residential uses.

3. Miscellaneous
    a. Show an internal interconnection between Development Area C and Development Area B.
    b. Call out buffer type from parcel 03047-002-000.
    c. Primary proposed north/ south road appears to track closely to existing tree line in same location. Is intent to preserve trees or to remove? Consider shifting or designing to keep mature tree line.
    d. Traffic study references realignment and reconfiguration of "main entrance road" and NW 164th Lane. This realignment concept must be provided. Parameters must be established with PD Master Plan to permit reconfiguration.
    e. Lot areas in Development Area A in the Development Standards Table appear to be given in linear feet, but should be given in square feet.
    f. Change permitted use within Development Area A to be "townhouse" rather than "townhome" to match the City's Land Development Regulations.

4. *Public Services/Outside Review Comments*
    a. Applicant must address comments provided by outside traffic engineering reviewer, Brian Kanely, P.E. of Volkert, Inc. in a forthcoming letter anticipated to be received November 17, 2022.

5. *Potential Additional Conditions*
    a. The conditions found within this section are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent submittals.

b. A pedestrian connection through existing right-of-way located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way.
c. Concurrent with any Final PD Plan (preliminary plat or site plan), any applicant for development within the PD Master Plan property shall submit a wastewater service basin study to determine the exact location and sizing of any necessary lift stations to serve the entire PD Master Plan property at build out. The applicant shall be responsible for any costs associated with this basin study.
d. Concurrent with any Final PD Plan (preliminary plat or site plan), any applicant for development within the PD Master Plan property shall request a potable water distribution system hydraulic modeling study to determine adequate size and appropriate location of all on-site and off-site potable water lines. The applicant shall be responsible for any costs associated with this potable water distribution system hydraulic modeling.

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 17, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Briarwood Town Center PD-R and PD-Comm Rezoning Application

Dear Mr Brashier:

On October 13, 2022, the City of Alachua received your revised application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006).

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 now be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled separately from this letter.

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

Sincerely,

Adam Hall, AICP

Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 10, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Briarwood Town Center PD-R and PD-Comm Rezoning Application

Dear Mr Brashier:

On October 3, 2022, the City of Alachua received your application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006).

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:

a. General Standards for all PD Districts
    i. Section 3.6.2 (A)(1)(d) requires that the PD Master Plan identify any environmentally sensitive lands, wildlife habitats, and stream corridors. Applicant must provide a revised PD Master Plan that identifies any environmentally sensitive lands on the PD Master Plan (may be additional sheet).
    ii. Section 3.6.2 (A)(1)(f) requires that the PD Master Plan identify any on-site potable water and wastewater facilities. Applicant must provide a revised PD Master Plan that identifies any on-site potable water and wastewater facilities (may be additional sheet(s)). Such facilities include mains and lift stations.
    iii. Section 3.6.2 (A)(1)(g) requires that the PD Master Plan identify general location of all public facilities serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools. This may be done by a vicinity map showing these facilities in relation to the subject property or in tabular form identifying the facility, its address, and distance from subject property (via roadway travel) or a combination of the two.
b. Traffic Impact Analysis
    i. Applicant must provide a traffic impact analysis for the proposed development.
c. Environmental Analysis
    i. Applicant must provide an environmental analysis of the proposed development.

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

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

REQUEST FOR CITY COMMISSION CONSIDERATION

MEETING DATE: Monday, August 21, 2006

AGENDA ITEM: B

PREPARED BY: Michael Sherman, AICP, City Planner

DATE: August 14, 2006 **DEPARTMENT**: Planning and Community Development

AGENDA SECTION: Ordinances and Public Hearings

SUBJECT: Second Reading and Second Public Hearing on Ordinance 06-14: A request by the City of Alachua to amend the City of Alachua Comprehensive Plan; 2015 to add new text to the Future Land Use Element. This new text limits the Parker mixed use development entitlements. (This is a legislative hearing)

BACKGROUND:

This comprehensive plan text amendment is a result of a Future Land Use Map amendment (Ordinance 05-02) adopted by the City for the Parker Mixed-Use Development. The Future Land Use amendment adopted by Ordinance 05 02 changed the FLUM category on 145 acres from the Agriculture to the Residential Moderate Density category. After the FLUM amendment, the owner of the property applied for and received a PUD rezoning for the property. This PUD rezoning was adopted by Ordinance 06-02. This ordinance adopted conditions and development requirements for the rezoning of parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, 005. During the comprehensive plan amendment, the City and the applicant agreed to limit the development potential of the property by adopting specific language doing so. The language subject to this amendment is as follows:

Policy 1.3.g

The Parker Mixed-Use commercial development (03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005) is restricted to a combined maximum of 250,000 square feet of building area. Commercial uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

On August 9, 2005 the City Planning & Zoning Board recommended approval of the proposed Future Land Use Map Amendment.

On March 6 and March 20, 2006, the City Commission approved the proposed amendment and directed the staff to transmit the proposed amendment to the Florida Department of Community Affairs for review.

The Department of Community Affairs did not object to the proposed amendment.

ATTACHMENTS:

1. Staff Report;
2. Ordinance 06-14;
3. Newspaper Advertisements, dated August 10, 2006

RECOMMENDED ACTION: Motion to adopt Ordinance 06-14 on Second Reading and Second Public hearing. Direct staff to submit adopted amendment to the Florida Department of Community Affairs.

REVIEWED BY DEPARTMENT HEAD:	**REVIEWED BY CITY MANAGER**:
COMMISSION ACTION:	
MOTION BY:	**SECOND BY**:

City Of Alachua

ORDINANCE 06 14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A CITY INITIATED LARGE SCALE AMENDMENT #2 TO THE CITY OF ALACHUA COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT TO ADD POLICY 1.3.G LIMITING THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes and Chapter 9J-5, Florida Administrative Code, require that each local government prepare and adopt a comprehensive land use plan; and,

WHEREAS, the City Commission of the City of Alachua adopted its 1991-2011 Comprehensive Plan on January 22, 1992, with Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on, August 9, 2005 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA provided its recommendations for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA and approved the proposed amendment for transmittal to the Florida Department of Community Affairs (DCA) at a duly advertised public hearing on March 6, and March 20, 2006; and,

WHEREAS, the DCA has reviewed the proposed amendment and issued its Objections, Recommendations, and Comments (ORC) Report received by the City on July 11, 2006; and,

WHEREAS, the City Commission considered the ORC Report and the response to the ORC Report prepared by staff at a duly advertised public hearing on August 21, 2006 to consider adoption of the proposed amendment; and,

WHEREAS, the City Commission held duly advertised public hearings on adoption of the proposed amendment on August 21, 2006 provided for and received public participation, and approved the amendment with no/ changes since the transmittal hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA.

Section 1. **Comprehensive Plan Amendment: Future Land Use Element Text revisions**

The Future Land Use Element is hereby amended to add additional text to limit the Parker Mixed Use Development by the following language:

POLICY 1.3.G: THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT

Section 2. **Findings**

1. The request to limit the Parker Mixed Use development totals is consistent with the Comprehensive Plan.
2. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, solid waste, stormwater, and recreation.

Section 3. **Repealing Clause**

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. **Severability**

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusion of such part or parts shall be deemed to be valid.

Section 5. **Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the adopted amendment to be in compliance in accordance with s. 163.3184(9) or (10), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective upon the adoption of a resolution affirming its effective status and the receipt of written notice from the Florida Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team, that it has received a copy of the resolution.

PASSED on first reading this 20th day of March 2006.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 21st day of August, 2006.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Jean B. Calderwood
Mayor (Seal)

Attest:

Clovis Watson, Jr., MPA
City Manager

Approved as to form:

Marian B. Rush
City Attorney

City of Alachua

Planning and Community Development
15100 Main Street
Post Office Box 9
Alachua, Florida 32615
Phone: (386) 418-4070
Fax: (386) 418-4075

M E M O R A N D U M

To: Chairman Burgess and Members of the Planning and Zoning Board

From: Danielle Judd, Interim Planning and Community Development Director

Date: July 19, 2005

RE: Staff-initiated Comprehensive Plan Amendment #(2): Parker Mixed Use Text Amendment

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So as to limit the commercial square footage of the Parker Mixed Use development and thereby maintain level of service on US Highway 441 and 235A, the City of Alachua requests to add Policy 1.3.g to the Future Land Use Element. In the City's March 18, 2005 response to the Department of Community Affair's Objections, Recommendations, and Comments (ORC) report, staff committed to adding Policy 1.3.g to the Future Land Use Element in order to limit the traffic impacts of the Parker Mixed-Use on US 441. The project as permitted will allow approximately 650,000 square feet of commercial space, generating approximately 26,352 AADT.

Policy 1.3.g of the Future Land Use Element will, at a minimum, limit the commercial development of tax parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, 005 to a combined maximum of 250,000 square feet (see attached letter from Gerry Dedenbach). This text amendment would limit the potential traffic impact this development to approximately 10,167 AADT.

The proposed policy language to be added to the Future Land Use Element of the Comprehensive Plan:

Policy 1.3.g The Parker Mixed-Use commercial development (parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, 005) is restricted to a combined maximum of 250,000 square feet of building area. Commercial uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 21, 2006 at 7:00 p.m. The hearing will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE NO. 06-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A CITY INITIATED LARGE SCALE AMENDMENT #2 TO THE CITY OF ALACHUA COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT TO ADD POLICY 1.3.G LIMITING THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. 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) 462-1231 at least 48 hours prior to the public hearing.

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE NO. 06-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. O-91-23, AS AMENDED, TO INCORPORATE TEXT AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT BASED ON THE CITY OF ALACHUA APPROVED FY 06 BUDGET; PROVIDING FOR CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALING CLAUSE AND RESTATEMENT; PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. 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) 462-1231 at least 48 hours prior to the public hearing.

06-14

defense. NEWBERRY from page B1

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GALLAGHER: Backers dismiss talk of quitting

Continued from 1B

comment publicly on Gallagher's fading fortunes. One called the political scene a "death watch" that deserved a modicum of restraint for the sake of party unity. Similarly, Gallagher's top supporters were mostly mum Wednesday. Gallagher's campaign spokesman Albert Martinez said Gallagher's fading hopes had been discussed, but nobody had advised him to drop out of the race.

Gallagher on Wednesday dismissed as "out of context" Martinez's statements to the Miami Herald on Tuesday that Gallagher was "evaluating what is best for him and what is best for the Republican Party."

Such a departure so late in a primary campaign would be unusual but not unprecedented. Jim Smith, currently a lobbyist supporting Gallagher, dropped out of the 1994 runoff GOP gubernatorial primary against Jeb Bush.

But other Gallagher supporters said there was no reason to drop out, especially since Gallagher has the firm support of social and Christian conservatives that have recoiled from Crist's moderate stances.

Gallagher's hopes are that motivated conservatives will vote on Sept. 5 while less interested Republicans more likely to support Crist will stay home.

"What's the advantage? There's nothing to be gained" by dropping out, said Rep. Dennis Baxley, R-Ocala, who spent much of Wednesday traveling with Gallagher. "Right now he's carrying the banner on core values, and it's very important to the future of the party that we make it clear that we will carry social conservative issues."

Al Cardenas, the former head of the Republican Party of Florida and a high-profile Gallagher supporter, was sober in his assessment of Gallagher's hopes on Wednesday.

He said he spoke with Gallagher Wednesday morning after recent media reports stated Gallagher was considering dropping out.

"Naturally he was frustrated — the campaign is behind Charlie Crist, there are a growing number of skeptics because of it," Cardenas said. "Tom's closest advisers believe that he's 20, 25 (percentage) points behind" Crist. "If he can close the gap 10 or 15 points between now and Sept. 5, he can win the election."

BUS STOP: Ten offenders live within a half mile

Continued from 1B

Githens called Sowers back and said he has been working ever since to find a new place to put the bus stop. The problem, however, is finding a place that's not close to a sex offender's house. There are 10 living within a half-mile or less of that same bus stop, he said.

Githens said he'll have a new stop assigned to the area within the next couple of days, and he's vowed to address similar concerns quickly from now on.

"We'll deal with each and every stop to make sure every student is accorded the best level of safety we can possibly provide," he said.

Githens said FDLE contacts his department before approving address changes for sexual predators, but there is no notification regarding sexual offenders. There's no plan for the department to screen for sex offenders' homes when assigning bus routes in the future, but the district will respond if parents raise a concern, he said.

To Sowers, it's a "half-victory" because she said she wants a policy that will prevent bus stops from coinciding with sex offenders' addresses districtwide.

"I'm not trying to cause anyone hardships, but a lot of people don't have the access or the knowledge to look into this. Officials need to do it for them," she said. "This is a temporary solution, but they need to reconsider their transportation plan."

Classes resume on Monday in Alachua County.

Tiffany Pukkala can be reached at 338-3111 or pukkalt@gvillesun.com

College life website
Gainesville.com

WANTED
ALL UTILITY CUSTOMERS
Who Else Wants Their Electric Company to Buy Them A New Central Air Conditioning System? Let me explain.
If you're presently cooling your home with a window unit or central air conditioner over 8 years old, you're paying over twice as much on your electric bill as you should be. There have been technological breakthroughs in central air conditioning design as well as advanced installation methods that not all contractors are aware of, which when installed properly in your house, will reduce the amount you pay the electric company by 40, 50 or more per month!
Here's the Surprising Part!
Your monthly investment on one of the super efficient systems will usually be '65-'85 per month, with NO DOWN PAYMENT required! This means the money you're not paying the electric company is paying for your new central air conditioning system!
All you have to do to get in on this amazing opportunity is to call Mid Florida and set up a time for a Comfort Specialist to survey your home. If you qualify, we can make all the arrangements right there in your home.
Here's Something Else that's Amazing!
Our Comfort Specialists are willing to make surveys on evenings and Saturdays to accommodate those who work during the day!
FREE BONUS! Those who choose to go ahead and let the utility company buy them a new central air conditioner system will receive a maximum trade-in allowance on their old unit.
DON'T WAIT! CALL US ANYTIME! 24 HOURS A DAY, 7 DAYS A WEEK!
Tell the person who answers, "I want to see if I qualify for one of those central air conditioning systems that pay for itself."
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NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

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CITY OF ALACHUA, FLORIDA MEETING NOTICE

The City of Alachua City Commission will consider the following item as part of the consent agenda on August 21, 2006, at 7:00 p.m., or as soon as possible thereafter. The meeting will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The item to be considered is as follows:

Final Plat: A request by Marvin Smollar of Alachua Development Co., LLC, owner, for consideration of a Final Plat for Baywood subdivision, Phase I comprised of 171 residential units on approximately 61.69 acres, located Northwest of the County Road 241/State Road 235 and US Highway 441 intersection (behind Food Lion), Alachua, Florida. FLUM: Residential Moderate and Residential Medium Density; Zoning: RSF-5. A portion of tax parcel #03067-006-000.

At the meeting, all interested parties may appear and be heard with respect to the proposed construction plans. Copies of the construction plans are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public meetings, you will need to ensure that a verbatim record is made. 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) 462-1231 at least 48 hours prior to the meeting.

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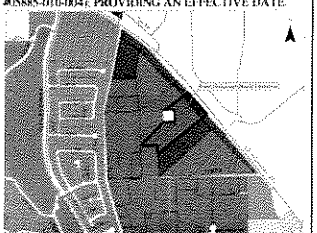
The ordinance title is as follows:

ORDINANCE NO. 06-29

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP-2015; AMENDING THE FUTURE LAND USE CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL ON APPROXIMATELY 7.01 ACRES OF A LARGER 13.56 ACRE PARCEL, LOCATED ALONG THE SOUTHWEST SIDE OF U.S. 441, APPROXIMATELY 1/4 MILE NORTHWEST OF NW 109TH LANE, ALACHUA, FLORIDA. (A PORTION OF TAX PARCEL #05885-010-004); PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. 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) 462-1231 at least 48 hours prior to the public hearing.

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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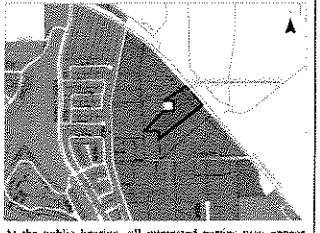
The ordinance title is as follows:

ORDINANCE NO. 06-30

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; RELATING TO AN AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL INTENSIVE ON APPROXIMATELY 7.01 ACRES OF A LARGER 13.56 ACRE PARCEL, LOCATED ALONG THE SOUTHWEST SIDE OF U.S. 441, APPROXIMATELY 1/4 MILE NORTHWEST OF NW 109TH LANE, ALACHUA, FLORIDA. (A PORTION OF TAX PARCEL #05885-010-004); PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. 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) 462-1231 at least 48 hours prior to the public hearing.

ORDINANCE 23-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 306.34 ACRE SUBJECT PROPERTY; LOCATED NORTH OF US 441, EAST OF NW 188TH STREET, WEST OF THE BRIARWOOD AND MEADOWGLEN RESIDENTIAL SUBDIVISIONS; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DRAFT

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by CHW, Inc on behalf of Florida Timber Co., a Florida corporation, Eric J. Parker and Joy A. Parker Community Property Trust, and the Lillie Belle Jeffords Revocable Living Trust ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Briarwood Town Center Planned Development ("PD-R", "PD-Comm" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 948 residential units and a maximum of 515,000 square feet of non-residential uses on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on April 6, 2023; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on April 18, 2023 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and on _____; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended 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") for Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

DRAFT

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, non-residential development and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family attached and detached, townhouses, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	• Single-family attached dwellings, single-family detached dwellings, townhouses • Multi-family residential dwellings (within Subarea as identified on PD Master Plan) • Common area and open space • Neighborhood amenity center building • Stormwater management facilities	598 dwelling units 15,000 square feet neighborhood amenity center	±160	*Minimum Lot Area (square feet)* • Single-family detached: 4,080 • Single-family attached: 1,600 • Townhouse: 2,000 • Multi-family: None *Minimum Lot Width* • Single-family detached: 34' • Single-family attached: 20' • Townhouse: 100' • Multi-family: None *Setbacks, Building (Single-family detached)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Single-family attached)* Front (Primary) = 15' Side = 5' Rear=10' *Setbacks, Building (Townhouse)* Front (Primary) = 20' Side = 5'	±52.0%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				Rear=15' *Setbacks, Building (Multiple-family)* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* Single-family detached and townhouse = 35' Single family attached and multiple family = 65' *Maximum Lot Depth to Width Ratio* Single-family detached = 4 times width of lot Single-family attached = 10 times width *Maximum Lot Coverage*	

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				All uses = 80% Individual lots may exceed 80% as long as plat or site plan demonstrates a minimum pervious area of 20% overall *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 3 spaces per 1,000 square feet of gross floor area	
Development Area 'B' .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre	• All allowable uses within CC zoning district, except the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities • Common area and open space	Together with Development Area C: 500,000 square feet non-residential	±65	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35'	±21.0%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
1.0 FAR for Parcels less than 1 acre	• Stormwater management facilities			*Maximum Building Height* 65' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 17.5 du/acre Development Area 'C' 17.5 du/acre .5 FAR for Parcels greater than or	• All allowable uses within CC zoning district, except the following: uses prohibited in Development Area B, use types listed on the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities • Common Area/ Open Space	350 dwelling units Together with Development Area B: 500,000 square feet non-residential	±20	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35'	±6.0%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• Neighborhood amenity center building • Stormwater management facilities			US 441 or NW 164th Lane Right of Way = 50' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* 65' *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'D' N/A	• Stormwater management facilities • Common Areas	N/A	±61.0	*Setbacks, Stormwater Facilities* 5' from all property lines	±20%

1 The permitted maximum development in each zoning designation may be increased up to 10% based on a corresponding percentage decrease in the other zoning designation. For example, a 10 % decrease in the maximum allowable non-residential development would permit up to a 10 % increase in the maximum number of residential dwelling units.

2. The Project shall be developed in three or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

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3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. -
4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
9. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs. Shifts of less than 75' (centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

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b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public rights-of-way, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

10. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

11. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

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b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

12. Wastewater System Requirements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift stations required and necessary to serve the Project.
    b. The locations of the proposed lift stations are approximate as depicted in the PD Public Facilities Plan. The first phase shall connect to an existing lift station with the Briarwood Phase 1-3 subdivision. Future phases will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.
13. Pedestrian and Street Improvements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs, subject to the following:
        i. Miami curb shall be permitted in all residential areas within Development Area A.

b. All on-site and off-site traffic improvements noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property in accordance with the following:
    i. No more than 115 residential units in total shall be approved within the Development until the proposed through-cut access to US Highway 441 at Access Point D, as indicated in the associated traffic study, has been completed. This access connection shall include the realignment of NW 164th Lane and any associated off-site improvements, as indicated in the associated traffic study. No multi-family or non-residential development shall be accessed solely through the existing Briarwood Phase 1-3 single family residential subdivision adjacent to the subject property.
    ii. No more than 265 residential units in total shall be approved within the Development until the proposed connection at Access Point B, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study. The access may remain a full access until such time that a traffic signal or other improvement is warranted, at which time it shall be converted to a directional access, unless otherwise required by the Florida Department of Transportation. Access Point B shall also be required to be converted to directional prior to meeting signalization warrants when Access Point C is permitted and constructed.
    iii. No more than 355 residential units in total shall be approved within the Development until the proposed directional access at Access Point C, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study.
    iv. After construction of Access Point C, a signal warrant study shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports shall be provided as required by FDOT.

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v. No more than 598 dwelling units shall be permitted within the Development until the off-site improvements to the intersection of CR235A and US 441, as provided in the associated traffic study, have been completed. No non-residential development proposed after completion of the 598th dwelling unit shall be permitted until the off-site improvements to the intersection of CR235A and US 441 have been completed.

vi. A revised traffic study for the entire development shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	250,000	435	01/01/2027

Traffic studies shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 1 additional traffic studies shall be required.

vii. Any connection to NW 188th Street may require dedication of land for additional right-of-way.

c. A pedestrian connection through existing right-of-way (approximately 900 feet in length) located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way. This requirement may be waived by the City Commission upon a finding that such a sidewalk connection is not physically possible or upon a finding that the Public Works Director Public Works Department of the Alachua County Board of County Commissioners does not desire such a connection and makes a request to the City Commission in writing to not require such connection.

14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

16. Open spaces and conservation areas shall account for a minimum of twenty percent (20%) of the complete project.

17. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

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18. The Final PD Plan shall be a Preliminary Plat or a Site Plan and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

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Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____, 2023.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 2023.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

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ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006

Legal Description of Subject Property

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Legal Description of PD-COMM Area

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONEQUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONEQUARTER
(SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

LEGAL DESCRIPTION

OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH

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76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.
AS WELL AS: ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005
THE ABOVE DESCRIBED LAND CONTAINS 109.112 ACRES MORE OR LESS.

Legal Description of PD-R Area

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONEQUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONEQUARTER
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LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

AS WELL AS: ALACHUA COUNTY TAX PARCEL # 03044-010-002

THE ABOVE DESCRIBED LAND CONTAINS 198.911 ACRES MORE OR LESS.

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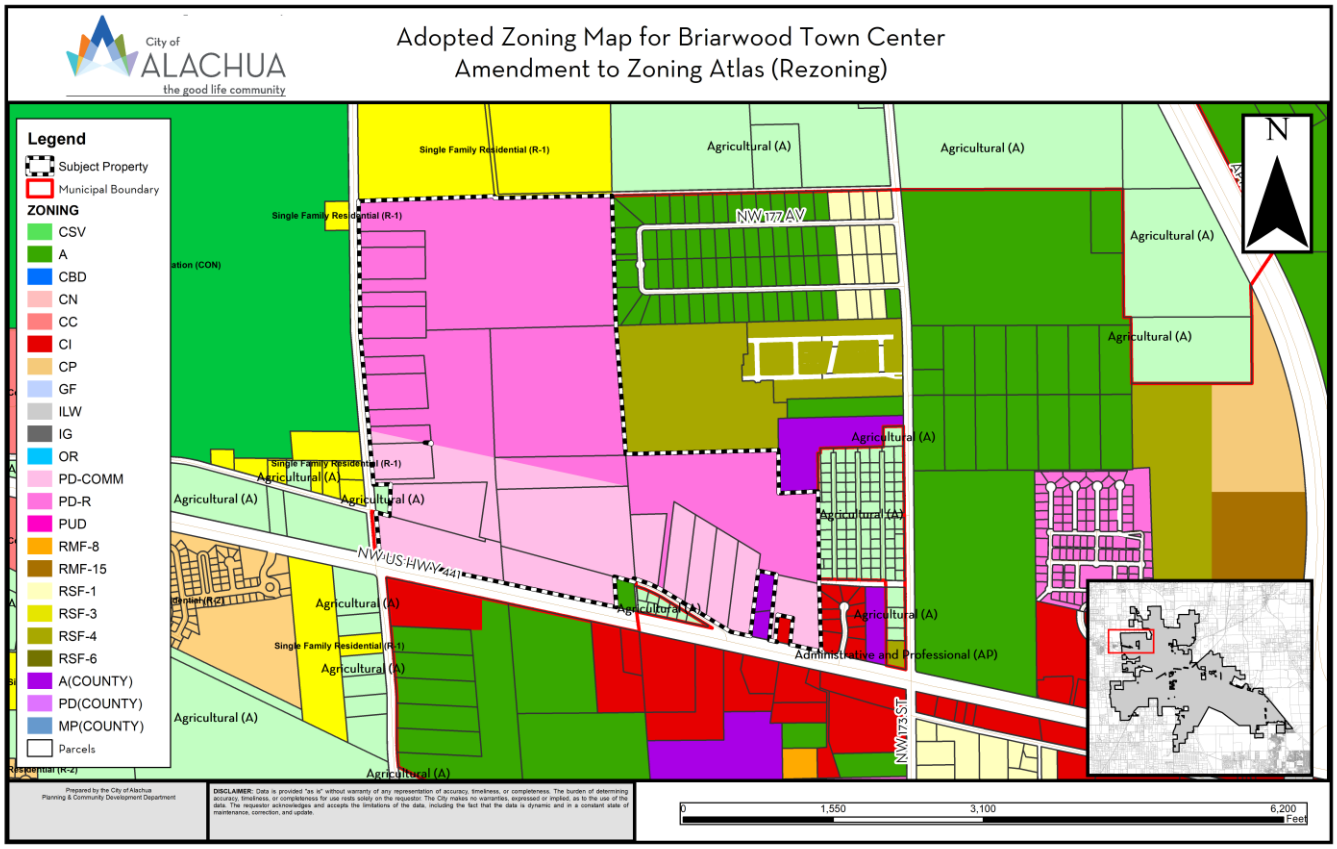
EXHIBIT "B"


City of ALACHUA
the good life community
Adopted Zoning Map for Briarwood Town Center
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
Single Family Residential (R-1)
Agricultural (A)
NW 177 AV
NW US HWY 441
NW 173 ST
Administrative and Professional (AP)
N
0
1,550
3,100
6,200
Feet

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR BRIARWOOD TOWN CENTER PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **ERIC J. PARKER AND JOY A. PARKER COMMUNITY PROPERTY TRUST, FLORIDA TIMBER CO, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST, LLC.**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Briarwood Town Center ("Project")**, which is proposed to consist of ±306.34 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Community Commercial ("CC") , Residential Multiple -Family -8 ("RMF-8") and Agricultural ("A")(Alachua Couunty) to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") at a quasi-judicial public hearing held on April 18, 2023;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2023, to consider the proposed rezoning of the Property pursuant to Ordinance Number 23-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 23-XX;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 23-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 23-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Commercial Intensive ("CI") and Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 23-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

    City:

    City of Alachua
    ATTN: Department of Planning & Community Development
    P.O. Box 9
    Alachua, Florida 32616

    Owner/Developer:

    DM Alachua Investments, LLC
    4045 NW 43rd Street
    Gainesville, FL 32609

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 23-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Lan Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD

Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
Eric J. Parker and Joy A. Parker Community Property Trust

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Florida Timber Co.

_____

By:_____

_____

_____, _____

(NAME)

(NAME)

(TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Lillie Belle Jeffords Revocable Living Trust

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006

Legal Description of Subject Property

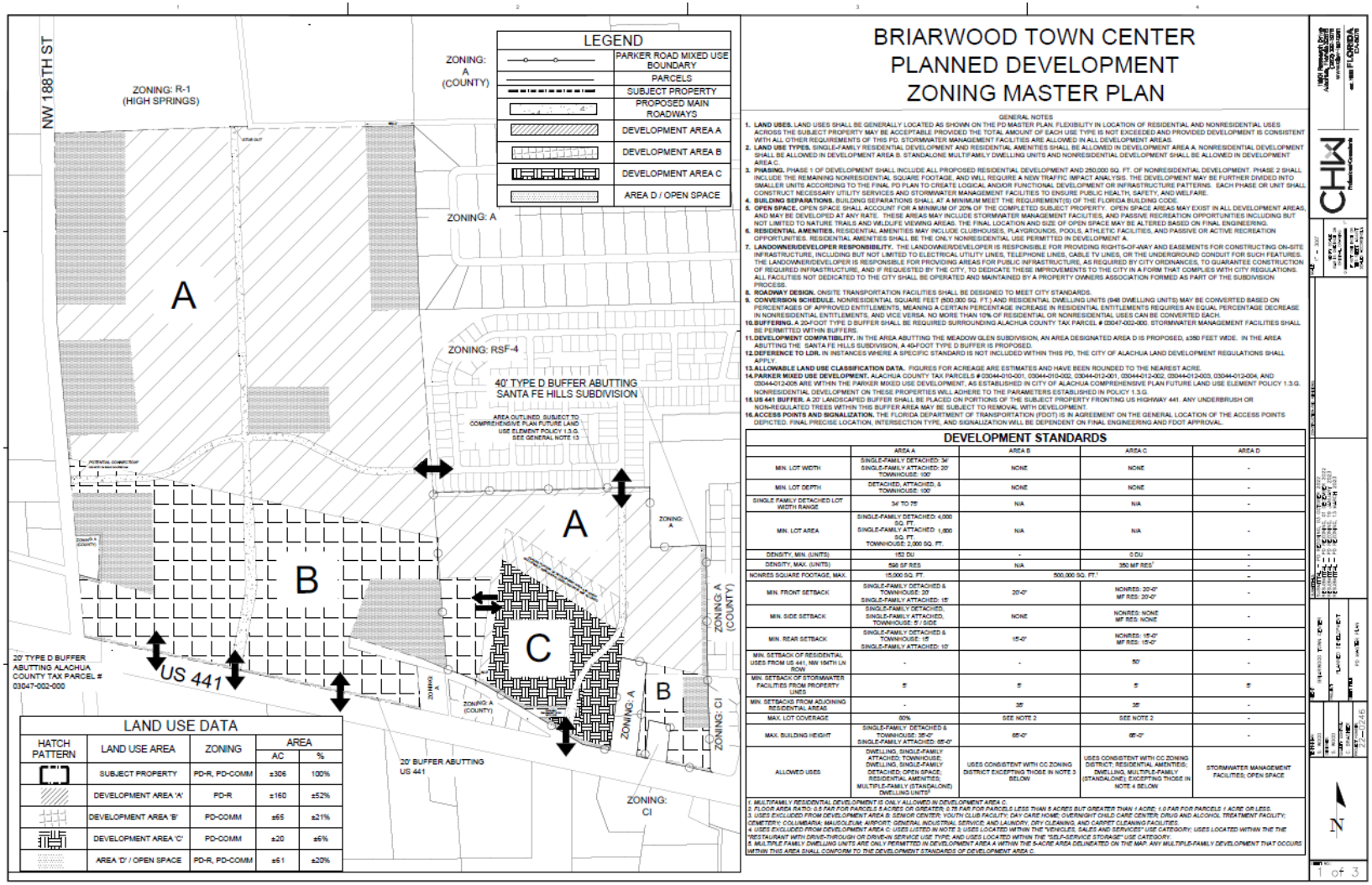
DRAFT

DRAFT

EXHIBIT "B"

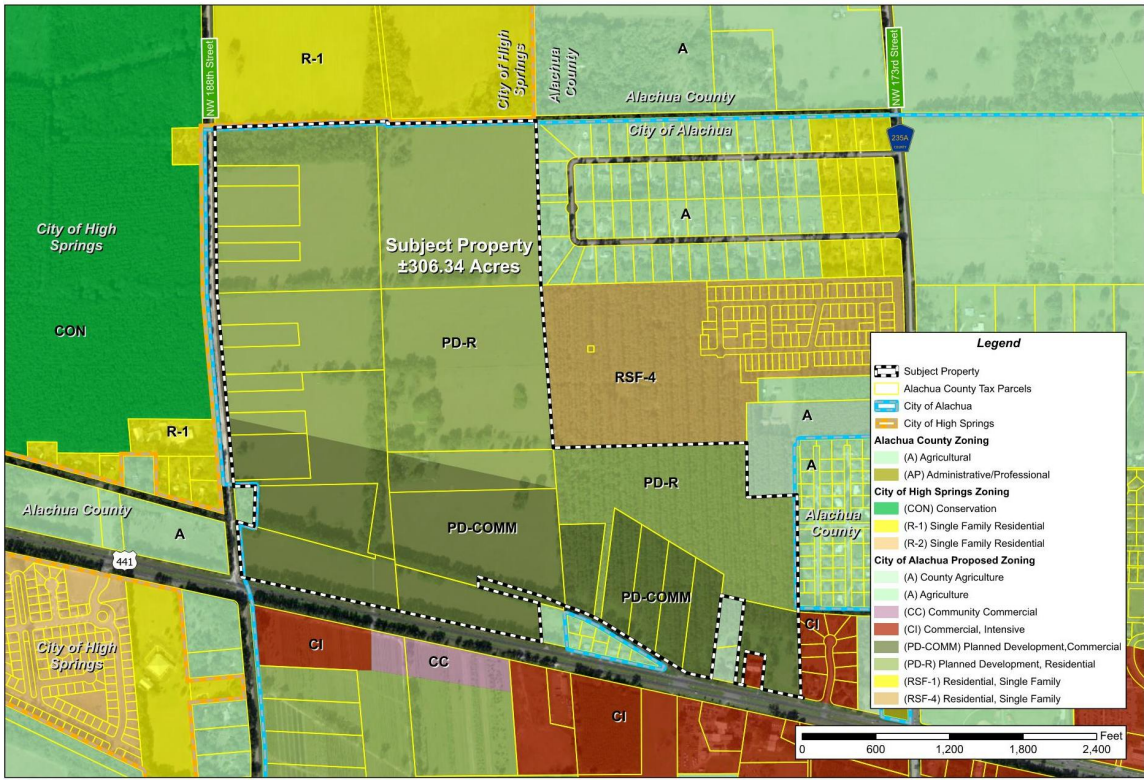
[EXECUTED/SIGNED ORDINANCE 23-XX]

EXHIBIT "C"


BRIARWOOD TOWN CENTER
PLANNED DEVELOPMENT
ZONING MASTER PLAN
LEGEND
PARKER ROAD MIXED USE BOUNDARY
PARCELS
SUBJECT PROPERTY
PROPOSED MAIN ROADWAYS
DEVELOPMENT AREA A
DEVELOPMENT AREA B
DEVELOPMENT AREA C
AREA D / OPEN SPACE
NW 188TH ST
ZONING: R-1 (HIGH SPRINGS)
ZONING: A (COUNTY)
ZONING: A
ZONING: RSF-4
40' TYPE D BUFFER ABUTTING SANTA FE HILLS SUBDIVISION
AREA OUTLINED, SUBJECT TO COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.3.G. SEE GENERAL NOTE 13
A
B
C
D
US 441
20' TYPE D BUFFER ABUTTING ALACHUA COUNTY TAX PARCEL # 03047-002-000
20' BUFFER ABUTTING US 441
ZONING: CI
ZONING: A (COUNTY)
LAND USE DATA
HATCH PATTERN
LAND USE AREA
ZONING
AREA
AC
%
SUBJECT PROPERTY
PD-R, PD-COMM
±306
100%
DEVELOPMENT AREA 'A'
PD-R
±160
±52%
DEVELOPMENT AREA 'B'
PD-COMM
±65
±21%
DEVELOPMENT AREA 'C'
PD-COMM
±20
±6%
AREA 'D' / OPEN SPACE
PD-R, PD-COMM
±61
±20%
GENERAL NOTES
1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. FLEXIBILITY IN LOCATION OF RESIDENTIAL AND NONRESIDENTIAL USES ACROSS THE SUBJECT PROPERTY MAY BE ACCEPTABLE PROVIDED THE TOTAL AMOUNT OF EACH USE TYPE IS NOT EXCEEDED AND PROVIDED DEVELOPMENT IS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS PD, STORMWATER MANAGEMENT FACILITIES ARE ALLOWED IN ALL DEVELOPMENT AREAS.
2. LAND USE TYPES. SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND RESIDENTIAL AMENITIES SHALL BE ALLOWED IN DEVELOPMENT AREA A. NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA B. STANDALONE MULTIFAMILY DWELLING UNITS AND NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA C.
3. PHASING. PHASE 1 OF DEVELOPMENT SHALL INCLUDE ALL PROPOSED RESIDENTIAL DEVELOPMENT AND 250,000 SQ. FT. OF NONRESIDENTIAL DEVELOPMENT. PHASE 2 SHALL INCLUDE THE REMAINING NONRESIDENTIAL SQUARE FOOTAGE, AND WILL REQUIRE A NEW TRAFFIC IMPACT ANALYSIS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE.
4. BUILDING SEPARATIONS. BUILDING SEPARATIONS SHALL AT A MINIMUM MEET THE REQUIREMENT(S) OF THE FLORIDA BUILDING CODE.
5. OPEN SPACE. OPEN SPACE SHALL ACCOUNT FOR A MINIMUM OF 20% OF THE COMPLETED SUBJECT PROPERTY. OPEN SPACE AREAS MAY EXIST IN ALL DEVELOPMENT AREAS, AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, AND PASSIVE RECREATION OPPORTUNITIES INCLUDING BUT NOT LIMITED TO NATURE TRAILS AND WILDLIFE VIEWING AREAS. THE FINAL LOCATION AND SIZE OF OPEN SPACE MAY BE ALTERED BASED ON FINAL ENGINEERING.
6. RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT A.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHTS-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINES, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ROADWAY DESIGN. ONSITE TRANSPORTATION FACILITIES SHALL BE DESIGNED TO MEET CITY STANDARDS.
9. CONVERSION SCHEDULE. NONRESIDENTIAL SQUARE FEET (500,000 SQ. FT.) AND RESIDENTIAL DWELLING UNITS (948 DWELLING UNITS) MAY BE CONVERTED BASED ON PERCENTAGES OF APPROVED ENTITLEMENTS, MEANING A CERTAIN PERCENTAGE INCREASE IN RESIDENTIAL ENTITLEMENTS REQUIRES AN EQUAL PERCENTAGE DECREASE IN NONRESIDENTIAL ENTITLEMENTS, AND VICE VERSA. NO MORE THAN 10% OF RESIDENTIAL OR NONRESIDENTIAL USES CAN BE CONVERTED EACH.
10. BUFFERING. A 20-FOOT TYPE D BUFFER SHALL BE REQUIRED SURROUNDING ALACHUA COUNTY TAX PARCEL # 03047-002-000. STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED WITHIN BUFFERS.
11. DEVELOPMENT COMPATIBILITY. IN THE AREA ABUTTING THE MEADOW GLEN SUBDIVISION, AN AREA DESIGNATED AREA D IS PROPOSED, ±350 FEET WIDE. IN THE AREA ABUTTING THE SANTA FE HILLS SUBDIVISION, A 40-FOOT TYPE D BUFFER IS PROPOSED.
12. DEFERENCE TO LDR. IN INSTANCES WHERE A SPECIFIC STANDARD IS NOT INCLUDED WITHIN THIS PD, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS SHALL APPLY.
13. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST ACRE.
14. PARKER MIXED USE DEVELOPMENT. ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005 ARE WITHIN THE PARKER MIXED USE DEVELOPMENT, AS ESTABLISHED IN CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.3.G. NONRESIDENTIAL DEVELOPMENT ON THESE PROPERTIES WILL ADHERE TO THE PARAMETERS ESTABLISHED IN POLICY 1.3.G.
15. US 441 BUFFER. A 20' LANDSCAPED BUFFER SHALL BE PLACED ON PORTIONS OF THE SUBJECT PROPERTY FRONTING US HIGHWAY 441. ANY UNDERBRUSH OR NON-REGULATED TREES WITHIN THIS BUFFER AREA MAY BE SUBJECT TO REMOVAL WITH DEVELOPMENT.
16. ACCESS POINTS AND SIGNALIZATION. THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IS IN AGREEMENT ON THE GENERAL LOCATION OF THE ACCESS POINTS DEPICTED. FINAL, PRECISE LOCATION, INTERSECTION TYPE, AND SIGNALIZATION WILL BE DEPENDENT ON FINAL ENGINEERING AND FDOT APPROVAL.
DEVELOPMENT STANDARDS
AREA A
AREA B
AREA C
AREA D
MIN. LOT WIDTH
SINGLE-FAMILY DETACHED: 34'
SINGLE-FAMILY ATTACHED: 20'
TOWNHOUSE: 100'
NONE
NONE
-
MIN. LOT DEPTH
DETACHED, ATTACHED, & TOWNHOUSE: 100'
NONE
NONE
-
SINGLE FAMILY DETACHED LOT WIDTH RANGE
34' TO 75'
N/A
N/A
-
MIN. LOT AREA
SINGLE-FAMILY DETACHED: 4,000 SQ. FT.
SINGLE-FAMILY ATTACHED: 1,800 SQ. FT.
TOWNHOUSE: 2,000 SQ. FT.
N/A
N/A
-
DENSITY, MIN. (UNITS)
152 DU
-
0 DU
-
DENSITY, MAX. (UNITS)
598 SF RES
N/A
350 MF RES[1]
-
NONRES SQUARE FOOTAGE, MAX.
15,000 SQ. FT.
500,000 SQ. FT.[1]
-
MIN. FRONT SETBACK
SINGLE-FAMILY DETACHED & TOWNHOUSE: 20'
SINGLE-FAMILY ATTACHED: 15'
20'-0"
NONRES: 20'-0"
MF RES: 20'-0"
-
MIN. SIDE SETBACK
SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSE: 5' / SIDE
NONE
NONRES: NONE
MF RES: NONE
-
MIN. REAR SETBACK
SINGLE-FAMILY DETACHED & TOWNHOUSE: 15'
SINGLE-FAMILY ATTACHED: 10'
15'-0"
NONRES: 15'-0"
MF RES: 15'-0"
-
MIN. SETBACK OF RESIDENTIAL USES FROM US 441, NW 194TH LN ROW
-
-
50'
-
MIN. SETBACK OF STORMWATER FACILITIES FROM PROPERTY LINES
5'
5'
5'
5'
MIN. SETBACKS FROM ADJOINING RESIDENTIAL AREAS
-
35'
35'
-
MAX. LOT COVERAGE
80%
SEE NOTE 2
SEE NOTE 2
-
MAX. BUILDING HEIGHT
SINGLE-FAMILY DETACHED & TOWNHOUSE: 35'-0"
SINGLE-FAMILY ATTACHED: 65'-0"
65'-0"
65'-0"
-
ALLOWED USES
DWELLING, SINGLE-FAMILY ATTACHED; TOWNHOUSE; DWELLING, SINGLE-FAMILY DETACHED; OPEN SPACE; RESIDENTIAL AMENITIES; MULTIPLE-FAMILY (STANDALONE) DWELLING UNITS[3]
USES CONSISTENT WITH CC ZONING DISTRICT EXCEPTING THOSE IN NOTE 3 BELOW
USES CONSISTENT WITH CC ZONING DISTRICT; RESIDENTIAL AMENITIES; DWELLING, MULTIPLE-FAMILY (STANDALONE); EXCEPTING THOSE IN NOTE 4 BELOW
STORMWATER MANAGEMENT FACILITIES; OPEN SPACE
1. MULTIFAMILY RESIDENTIAL DEVELOPMENT IS ONLY ALLOWED IN DEVELOPMENT AREA C.
2. FLOOR AREA RATIO: 0.5 FAR FOR PARCELS 5 ACRES OR GREATER; 0.75 FAR FOR PARCELS LESS THAN 5 ACRES BUT GREATER THAN 1 ACRE; 1.0 FAR FOR PARCELS 1 ACRE OR LESS.
3. USES EXCLUDED FROM DEVELOPMENT AREA B: SENIOR CENTER; YOUTH CLUB FACILITY; DAY CARE HOME, OVERNIGHT CHILD CARE CENTER; DRUG AND ALCOHOL TREATMENT FACILITY; CEMETERY; COLUMBARIA; MAUSOLEUM; AIRPORT; GENERAL INDUSTRIAL SERVICE; AND LAUNDRY, DRY CLEANING, AND CARPET CLEANING FACILITIES.
4. USES EXCLUDED FROM DEVELOPMENT AREA C: USES LISTED IN NOTE 3; USES LOCATED WITHIN THE "VEHICLES, SALES AND SERVICES" USE CATEGORY; USES LOCATED WITHIN THE THE "RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN SERVICE USE TYPE; AND USES LOCATED WITHIN THE "SELF-SERVICE STORAGE" USE CATEGORY.
5. MULTIPLE FAMILY DWELLING UNITS ARE ONLY PERMITTED IN DEVELOPMENT AREA A WITHIN THE 5-ACRE AREA DELINEATED ON THE MAP. ANY MULTIPLE-FAMILY DEVELOPMENT THAT OCCURS WITHIN THIS AREA SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF DEVELOPMENT AREA C.
CHW
N
1 of 3

Briarwood Town Center

PD-R and PD-COMM Rezoning Application



www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Legal Descriptions**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**
10. **PD Plan Set**
    a. **Zoning Master Plan**
    b. **Existing Conditions Plan**
    c. **Public Facilities Plan**
11. **Environmental Assessment Report**
12. **Traffic Impact Analysis**

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12. Traffic Impact Analysis

March 13, 2023
Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Briarwood Town Center – Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM) Rezoning

Dear Kathy:

Please find the following items enclosed for review and approval of the above referenced project:

- Application form;
- Authorized agent affidavits;
- Legal descriptions;
- Deed, property appraiser data sheet, tax records;
- Neighborhood meeting materials;
- Justification report;
- Public school student generation form;
- Map set and utility maps of subject property;
- Planned Development Master Plan Set;
- Environmental Assessment Report; and
- Traffic Impact Analysis

This application requests a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent of this PD-R/PD-COMM rezoning application is to allow for a mixed-use, traditional neighborhood style development, inclusive of single-family and multifamily residential dwelling units and nonresidential uses.

The Alachua County Tax Parcels subject to this application are 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Briarwood Town Center
2. Address of Subject Property: _____
3. Parcel ID Number(s): 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6
4. Existing Use of Property: Silviculture
5. Future Land Use Map Designation : Community Commercial; Medium Density Residential; Moderate Density Residential
6. Existing Zoning Designation: Agriculture (A); Community Commercial (CC); Residential Multi-Family (RMF-8)
7. Proposed Zoning Designation: Planned Development Commercial (PD-COMM); Planned Development Residential (PD-R)
8. Acreage: 306.34 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director
   Company (if applicable): CHW Inc.
   Mailing address: 118001 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Multiple property owners, see attachment
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Craig Brashier, AICP

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 28th day of September, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Sherry Stinson

Signature of Notary Public, State of Florida

SHERRY STINSON
Notary Public - State of Florida
Commission # HH 290762
My Comm. Expires Aug 27, 2026
Bonded through National Notary Assn.

Property Owner Name	Mailing Address	Tax Parcels
Eric J. Parker and Joy A. Parker Community Property Trust	PO Box 357133 Gainesville FL 32635	• 03047-001-000 • 03047-001-001 • 03047-001-004 • 03047-001-002 • 03047-000-000 • 03046-000-000
Florida Timber Co.	PO Bo 357133 Gainesville FL 32635	• 03024-001-000 • 03024-002-000 • 03024-003-000 • 03024-004-000 • 03044-010-001 • 03044-010-002 • 03044-012-001 • 03044-012-002 • 03044-012-003 • 03044-012-004 • 03044-012-005 • 03047-001-005 • 03047-001-006
The Lillie Belle Jeffords Revocable Living Trust	600 Parham Road Milledgeville, GA 31061	• 03024-000-000 • 03045-000-000 • 03046-005-000 • 03047-001-003 • 03048-002-000

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. **Property Owner Affidavits**
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-001-000, 03047-001-001, 03047-001-004, 03047-001-002, 03047-000-000, 03046-000-000

Acreage: ±51.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Eric J Parker Title: -

Company (if applicable): -

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

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

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

Eric J. Parker

Signature of Applicant

ERIC J. PARKER

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 2021, by Eric J. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CARL L. JOHNSON
MY COMMISSION # HH 017893
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-001-000, 03047-001-001, 03047-001-004, 03047-001-002, 03047-000-000, 03046-000-000

Acreage: ±51.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Joy A Parker Title: -

Company (if applicable): -

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

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

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

Joy A Parker

Signature of Applicant

JOY A. PARKER

Typed/or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 20 22, by Joy A. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CARL L. JOHNSON
MY COMMISSION # HH 177893
EXPIRES: November 10, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024-000-000, 03045-000-000, 03046-005-000, 03047-001-003, and 03048-002-000

Acreage: ±124.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: The Lillie Belle Jeffords Revocable Living Trust Title:

Company (if applicable):

Mailing Address: 608 Parham Road

City: Milledgeville State: GA ZIP: 31061

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

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

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

Jan Jeffords Schenck

Signature of Applicant

Signature of Co-applicant

Jan Jeffords-Schenck.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Georgia County of Baldwin

The foregoing application is acknowledged before me this 15th day of Sept., 2022 by Jan Jeffords-Schenck, who is/are personally known to me, or who has/have produced Drivers License as identification.

NOTARY SEAL

Blair Register

Signature of Notary Public, State of Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03047-001-005, 03047-001-006

Acreage: ±131.4 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Eric J Parker Title: PST, Registered Agent

Company (if applicable): Florida Timber Co.

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

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

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

Eric J Parker

Signature of Applicant

ERIC J PARKER.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 2025, by Eric J. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

CARL L. JOHNSON
MY COMMISSION # HH 177893
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

Detail by Entity Name

Florida Profit Corporation
FLORIDA TIMBER CO.

Filing Information

Document Number	J76342
FEI/EIN Number	65-0201021
Date Filed	06/04/1987
State	FL
Status	ACTIVE

Principal Address

6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Changed: 04/26/2010

Mailing Address

PO BOX 357133
GAINESVILLE, FL 32635

Changed: 03/31/2008

Registered Agent Name & Address

PARKER, ERIC J
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Name Changed: 01/14/2004

Address Changed: 04/26/2010

Officer/Director Detail

Name & Address

Title PST

PARKER, ERIC
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Title Director

PARKER, JOY
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Title Director, VICE PRESIDENT

PARKER, JEREMY M
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Annual Reports

Report Year	Filed Date
2020	05/12/2020
2021	02/23/2021
2022	03/30/2022

Document Images

03/30/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
02/24/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
06/15/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
03/29/2007 -- ANNUAL REPORT	View image in PDF format
01/27/2006 -- ANNUAL REPORT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
01/14/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
04/08/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
05/01/2000 -- ANNUAL REPORT	View image in PDF format
03/25/1999 -- ANNUAL REPORT	View image in PDF format
04/02/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
04/04/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. **Legal Descriptions**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

LEGAL DESCRIPTION

DATE: September 29, 2022
CLIENT: Troon Creek 3 LLC
PROJECT NO: 22-0246
DESCRIPTION FOR: Planned Development-Residential Portion

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

AS WELL AS: ALACHUA COUNTY TAX PARCEL # 03044-010-002

THE ABOVE DESCRIBED LAND CONTAINS 198.911 ACRES MORE OR LESS.

LEGAL DESCRIPTION

DATE: September 29, 2022
CLIENT: Troon Creek 3 LLC
PROJECT NO: 22-0246
DESCRIPTION FOR: Planned Development-Commercial Portion

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

OF SAID SECTION 8; THENCE NORTH 06°15’45” WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12’05” EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15’45” WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12’05” EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31’15” EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18’29” WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15’45” WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

AS WELL AS: ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005

THE ABOVE DESCRIBED LAND CONTAINS 109.112 ACRES MORE OR LESS.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1658770 3 PGS
2000 FEB 01 10:50 AM BK 2274 PG 158
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#004706
Doc Stamp-Deed: 0.70
By: _____ D.C.

This instrument was prepared by and to be returned to:

Gary D. Grunder
Attorney at Law, P. A.
1025-5A North Main Street
High Springs, Florida 32643

Grantee S.S. No. [redacted] (Trust)
Tax ID No. Part of 3046-000-000, part of 3047-001-000,
3045-000-000, 3048-002-000, 3024-000-000

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S. WITH TRUST POWERS)

This Indenture made January 28th, 2000 by

Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTOR, and

Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000 whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, 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 Alachua County, Florida, to-wit:

Parcel 1: That part of the Northwest Quarter of Section 8, Township 8 South, Range 18 East, lying North of U.S. Highway 441, LESS AND EXCEPT the following nine (9) parcels of property:

Parcel a: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel b: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel c: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida; and

Parcel d: That property conveyed from Lillie Belle Jeffords to Martha K. Monaghan, Michael P. Monaghan, Barbara J. Lemley, Stephen J. Lemley, Janet M. Jeffords Schenck, Jon M. Schenck, Diane Jeffords-Lund and Donald Lund as recorded in O.R. Book 2270 at Page 757 and at O.R. Book 2271 at Page 1900 of the Public Records of Alachua County, Florida; and

Parcel e: That property described in that warranty deed from Frank G. Ingo, Sr. and Barbara H. Ingo to Marcella F. Wilkins as described in O.R. Book 2101 at Page 1397 of the Public Records of Alachua County, Florida; and

Parcel f: That property described in that warranty deed from Glen E. Hough to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1572 at Page 305 of the Public Records of Alachua County, Florida; and

Parcel g: That property described in that Quit-Claim Deed from Alachua County, Florida to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1765 at Page 2624 of the Public Records of Alachua County, Florida; and

Parcel h: That property described in that warranty deed from Lillie Belle Jeffords to Martha K. Monaghan as recorded in O.R. Book 1648 at Page 180 of the Public Records of Alachua County, Florida; and

Parcel i: That property described in that warranty deed from Lillie Belle Jeffords to Diane Sheldon as recorded in O.R. Book 1648 at Page 178 of the Public Records of Alachua County, Florida.

(6)

Parcel 2: The South One-Half of the Southwest One-Quarter of Section 5, Township 8 South, Range 18 East, LESS AND EXCEPT the following two (2) parcels of property:

Parcel a: That property described in that warranty deed from Lillie Belle Jeffords to Janet M. Schenck as recorded in O.R. Book 1648 at Page 184 of the Public Records of Alachua County, Florida; and

Parcel b: That property described in that warranty deed from Lillie Belle Jeffords to Barbara Ann Lemley as recorded in O.R. Book 1648 at Page 182 of the Public Records of Alachua County, Florida.

By this deed, Grantor conveys to Grantee any and all interest the Grantor has or might have in lands located in Sections 5 and 8 of Township 8 South, Range 18 East, Alachua County, Florida.

GRANTOR RESERVES A LIFE ESTATE IN AND TO THAT PROPERTY DESCRIBED AS THE NORTH ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALACHUA COUNTY TAX PARCEL NUMBER 3045-000-000.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor Co-trustees shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Diane Jeffords-Lund. If any two of the above daughters cannout serve or continue to serve as Trustee, the successor Co-Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
B. A certified death certificate of the prior Trustee.
C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

"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.

Witnesses to signature(s) of Lillie Belle Jeffords

Amy L. Kenner

Sarah S. Nystrom

Lillie Belle Jeffords

WARRANTY DEED
PAGE 3

STATE OF FLORIDA
COUNTY OF ALACHUA
The foregoing instrument was acknowledged before me January 28, 2000 by Lillie Belle Jeffords who

(✓) is/are personally known to me.
( ) produced a current Florida driver's license as identification.
( ) produced identification.

Amy L. Kenner
Signature of Notary
My Commission Expires: (SEAL)
4757

Amy L Kenner
My Commission CC716620
Expires February 15, 2002

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1683699 2 PGS
2000 JUN 02 09:27 AM BK 2293 PG 2124
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#017328
Doc Stamp-Deed: 0.70
By: _____ D.C.

This document prepared by and to be returned to:
Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
P. O. Box 727
High Springs, Florida, 32655

Tax Parcel Number:
03044-000-000

Grantee's Tax Identification Number:
Florida Timber Co. / 65-0201021

QUITCLAIM DEED

THIS INDENTURE made this 17th day of May, 2000,

BETWEEN Charles R. Smyder, whose post office address is P.O. Box 842, Alachua, Florida, 32616, herein called Grantor, and

Florida Timber Co., a Florida corporation, whose post office address is P.O. Box 7133, Gainesville, Florida, 32605, 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, does hereby remise, release and forever quitclaim to grantee all of the following described land, situate, lying and being in the county(ies) of Alachua state of Florida, to wit:

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

Commencing at the Northeast corner of Section 8; thence run South 1 deg. 47 min. 45 sec. East, along the East line of said Section, a distance of 3640.22 feet to the north Right-of-Way line (R/W) of US Highway No. 441; thence North 79 deg. 03 min. 19 sec. West, along said North R/W line, a distance of 471.55 feet to a concrete monument and the POINT OF BEGINNING; thence continue North 79 deg. 03 min. 19 sec. West along said R/W line, a distance of 1023.03 feet; thence North 5 deg. 01 min. 39 sec. East, a distance of 680.39 feet; thence South 79 deg. 03 min. 19 sec. East, a distance of 452.00 feet to a concrete monument at the Southwest corner of Santa Fe Hills as recorded in Plat Book "E", page 73 of the Public Records of Alachua County, Florida; thence South 87 deg. 28 min. 57 sec. East, along the South line of said subdivision, a distance of 477.99 feet; thence South 1 deg. 45 min. 29 sec. East, a distance of 765.55 feet to the North R/W line of US Highway No. 441 and the POINT OF BEGINNING. (N-4)

LESS AND EXCEPT the following described property: Commence at the Northeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the East line of said Section 8, South 01 deg. 47 min. 45 sec. East, 3640.22 feet to the North right of way line of U.S. Highway No. 441, thence run along said right of way line, North 79 deg. 03 min. 19 sec. West, 1274.53 feet to and for the point of beginning. Thence continue North 79 deg. 03 min. 19 sec. West, 137.45 feet to a point of curve, thence run along said curve (being concave to the Northeast, having a central angle of 84 deg. 06 min. 07 sec. and a radius of 25.00 feet) a distance of 36.70 feet to a point of tangent; thence run North 05 deg. 02 min. 49 sec. East, 252.64 feet, thence run South 79 deg. 03 min. 19 sec. East, 160.00 feet, thence run South 05 deg. 02 min. 49 sec. West, 275.19 feet to the point of beginning. Subject to easement for the purpose of ingress-egress and public utilities over and across the East 40 feet of South 70 feet thereof.

ALSO

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

Commencing at the Northeast corner of Section 8; thence run South 1 deg. 47 min. 45 sec. East, along the East line of said section, a distance of 3640.22 feet to the North Right-of-Way line (R/W) of US Highway No. 441; thence North 79 deg. 03 min. 19 sec. West, along said North R/W line, a distance of 1694.27 feet to a concrete monument and the POINT OF BEGINNING; thence North 5 deg. 50 min. 15 sec. East, a distance of 679.46 feet; thence South 79 deg. 03 min. 19 sec. East, a distance of 642.03 feet to a concrete monument at the Southwest corner of Santa Fe Hills as per plat recorded in Plat Book "E", page 73 of the Public Records of Alachua County, Florida; thence North 2 deg. 05 min. 44 sec. West, along the West line of said subdivision, a distance of 946.31 feet; thence South 87 deg. 17 min. 33 sec. West, a distance of 402.00 feet; thence North 1 deg. 47 min. 45 sec. West, a distance of 439.43 feet; thence South 87 deg. 18 min.

22 sec. West, a distance of 1577.01 feet to the West line of the East Half of Section 8; thence South 5 deg. 35 min. 27 sec. East, along said West line, a distance of 1286.52 feet to the North R/W line of old State Road No. 25, said point being the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 2281.63 feet, a central angle of 11 deg. 37 min. 34 sec., and a chord of 462.18 feet bearing South 65 deg. 41 min. 32 sec. East; thence southeasterly along said R/W curve, a distance of 462.98 feet to the end of said R/W curve; thence South 59 deg. 52 min. 45 sec. East, along said R/W line, a distance of 671.00 feet to the North R/W line of US Highway No. 441; thence South 79 deg. 03 min. 19 sec. East, along said R/W line, a distance of 202.48 feet to the POINT OF BEGINNING. (N-6)

The subject property is not the homestead of the Grantor.

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.

Signed, sealed and delivered in our presence:

Witness: Print Name GARY D. GRUNDER

Charles R. Smyder

Witness: Print Name SARAH S. NYSTROM

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me MAY 17, 2000 by Charles R. Smyder who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
( ) who produced _____ as identification

Notary Public at Large, State of Florida

GARY D. GRUNDER
OFFICIAL SEAL
Notary Public State Of Florida
My Commission Expires 7-6-2003
COMMISSION # CC 847763
PERSONALLY KNOWN OTHER ID

(SEAL)
5881v

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2038028 2 PGS
2004 MAY 14 10:34 AM BK 2911 PG 1389
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK18 Receipt#189758

Doc Stamp-Deed: 0.70

2038028

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:
Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03047-001-000
03046-000-000

THIS INDENTURE made this 1st day of May, 2004,

BETWEEN John M. Schenck and Janet M. Jeffords-Schenck, husband and wife, whose post office address is 0S291 South Mathewson Lane, Geneva, IL 60134, herein called Grantor, and

Lillie Belle Jeffords, a single person, as to a life estate with the remainder interest to Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000, whose post office address is 16615 NW Belle's Rd., 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:

That part of the Northeast One-Quarter of the Southwest One-Quarter and the South three-quarters of the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 8 South, Range 18 East, lying North of the Northerly Right-of-way line of U.S. Highway 441

LESS AND EXCEPT the following three parcels of property:

Parcel 1: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel 2: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel 3: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

John M. Schenck is one and the same person as that Jon M. Schenck in that warranty deed recorded at Official Records Book 2270, Page 757 of the Public Records of Alachua County, Florida.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor trustee shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Trustee shall be Diane Jeffords-Lund. In the event that Diane Jeffords-Lund cannot serve or continue to serve as Trustee, the successor Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior Trustee sworn to and acknowledge before a notary public.
B. A certified death certificate of the prior Trustee.
C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

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.

INSTRUMENT # 2038028
2 PGS

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

Signed, sealed and delivered in our presence:

Witness: Print Name CAMILLE GIVLER

John M. Schenck

Witness: Print Name KELLY PEDERSEN

Witness: Print Name CAMILLE GIVLER

Janet M. Jeffords-Schenck

Witness: Print Name Kelly Pedersen

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by Janet M. Jeffords-Schenck who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Notary Public at Large, State of ILLINOIS

(SEAL)

OFFICIAL SEAL
JENNIFER L. HOPPIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2007

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by John M. Schenck who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Notary Public at Large, State of ILLINOIS

(SEAL)

5920b

OFFICIAL SEAL
JENNIFER L. HOPPIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2007

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339458 5 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 869
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,660.00

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of the date indicated below between **Martha K. Monaghan and Janet Marie Jeffords Schenck, individually and as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000; Barbara Ann Lemley, individually; Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, individually; and Diane Sheldon a/k/a Diane White, individually, as their respective interests may appear,** Grantor, and **Florida Timber Co., a Florida corporation**, whose post office address is P.O. Box 357133, Gainesville, Florida 32635, as Grantee:

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

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 8 South, Range 18 East, Public Records of Alachua County, Florida, lying East of the East Right of Way line of County Road NW 15.
AND
The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East Right of Way line of County Road NW 15.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, including the easement in favor of American Telephone and Telegraph Company set forth in the instrument recorded in Official Records Book 392 at Page 14 of the public records of Alachua County, Florida.

Subject to the oil, gas, and mineral interests referenced in the following instruments: Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 104; Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 106; Executrix's Deed recorded in Official Records Book 923, Page 549; Warranty Deed recorded in Official Records Book 2543, Page 930; Special Warranty Deed recorded in Official Records Book 3320, Page 471; Special Warranty Deed recorded in Official Records Book 3323, Page 1444; Warranty Deed recorded in Official Records Book 2609, Page 412; Special Warranty Deed recorded in Official Records Book 3320, Page 476; Special Warranty Deed recorded in Official Records Book 3323, Page 1450, all of the public records of Alachua County, Florida

And the Grantor hereby covenants that the property conveyed by this deed does not constitute, nor is it adjacent to, the homestead or residence of Grantor, anyone whom Grantor is responsible to support, or the beneficiaries or Successor Co-Trustees of the Grantor Trust.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Witness Name: Kathleen S Clay

Janet Marie Jeffords Schenck, as Successor Co-Trustee

Witness Name: Nichole Grizzard

Witness Name: Kathleen S Clay

Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually

Witness Name: Nichole Grizzard

STATE OF Georgia

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☑ has produced a valid Florida Driver License as identification.

Blair Register

Notary Public – State of ~~Florida~~ Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19 day of May, 2021.

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha K. Monaghan, as Successor Co-Trustee

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually

Carol K. Prince
Witness Name: Carol K. Prince

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19 day of May, 2021 by Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually and as Successor Co-Trustee of the Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☒ has produced a valid Florida Driver License as identification.

Notary Public State of Florida
Gregory Short
My Commission HH 107150
Expires 03/22/2025

Notary Public – State of Florida

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 17th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

Witness Name: TRAVIS JOHN LEMLEY

Barbara Ann Lemley, Individually

Witness Name: Angelica Lemley

STATE OF TEXAS

COUNTY OF DENTON

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 18th day of May, 2021 by Barbara Ann Lemley, who ☐ is personally known to me or ☒ has produced a valid Florida Driver License as identification.

JANICE A JOHNSON
Notary Public, State of Texas
Comm. Expires 02-19-2024
Notary ID 132365778

Notary Public – State of ~~Florida~~ TEXAS

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 18 day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

Witness Name: SAWINDER CHAWLA

Diane Sheldon a/k/a Diane White, Individually

Witness Name: Alyssa Muriu

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 18 day of May, 2021 by Diane Sheldon a/k/a Diane White, who ☑ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

Notary Public – State of Florida

Notary Public State of Florida
K J Townsend
My Commission HH 000904
Expires 05/18 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339459 4 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 874
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

Doc Stamp-Deed: $8,610.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of the date indicated below between **Martha K. Monaghan and Janet Marie Jeffords Schenck, individually, and as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000; Diane Sheldon a/k/a Diane White, individually; Michael P. Monaghan and Martha Kay Monaghan a/k/a Martha J. Monaghan, individually and as husband and wife, as their respective interests may appear,** as Grantor, and **Eric J. Parker and Joy A. Parker, husband and wife,** whose post office address is P.O. Box 357133, Gainesville, Florida 32635, as Grantee:

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

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East Right of Way line of County Road NW 15.
AND
The Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying North of the North Right of Way line of U.S. Highway 441 and lying East of the East Right of Way line of County Road NW 15, LESS AND EXCEPT that certain property described in the Warranty Deed recorded in Official Records Book 1386 at Page 971 of the public records of Alachua County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, including the easement in favor of American Telephone and Telegraph Company set forth in the instrument recorded in Official Records Book 392 at Page 14 of the public records of Alachua County, Florida.

Subject to the oil, gas, and mineral interests referenced in the following instruments: Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 104; Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 106; Executrix's Deed recorded in Official Records Book 923, Page 549; Warranty Deed recorded in Official Records Book 2543, Page 930; Special Warranty Deed recorded in Official Records Book 3320, Page 471; Special Warranty Deed recorded in Official Records Book 3323, Page 1444; Warranty Deed recorded in Official Records Book 2609, Page 412; Special Warranty Deed recorded in Official Records Book 3320, Page 476; Special Warranty Deed recorded in Official Records Book 3323, Page 1450, all of the public records of Alachua County, Florida

And the Grantor hereby covenants that the property conveyed by this deed does not constitute, nor is it adjacent to, the homestead or residence of Grantor, anyone whom Grantor is responsible to support, or the beneficiaries or Successor Co-Trustees of the Grantor Trust.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever. **And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Witness Name: Kathleen S. Clay

By: Janet Marie Jeffords Schenck

Witness Name: Nichole Grizzard

Janet Marie Jeffords Schenck, Successor Co-Trustee

Witness Name: Kathleen S. Clay

Janet Marie Schenck

Witness Name: Nichole Grizzard

Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually

STATE OF Georgia

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☑ has produced a valid Florida Driver License as identification.

Blair Register

Notary Public – State of ~~Florida~~ Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19 day of May, 2021.

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

By: Martha K Monaghan
Martha K. Monaghan, Successor Co-Trustee

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Michael P. Monaghan, Individually

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19 day of May, 2021 by Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000 and Michael P. Monaghan, who ☐ are personally known to me or ☒ have produced a valid Florida Driver License as identification.

Notary Public State of Florida
Gregory Short
My Commission HH 107150
Expires 03/22/2025

Notary Public – State of Florida

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 18 day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

John Townsend
Witness Name: John Townsend

Denise Solina
Witness Name: Denise Solina

Diane White
Diane Sheldon a/k/a Diane White, Individually

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 18 day of May, 2021 by Diane Sheldon a/k/a Diane White, who ☒ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

Notary Public - State of Florida

Notary Public State of Florida
K J Townsend
My Commission HH 000904
Expires 05/18 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339461 1 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 882
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

Doc Stamp-Deed: $0.70

[Space Above This Line For Recording Data]

Mineral Deed

This Mineral Deed, executed this 19th day of May, 2021, between **Parker Land Co., a Florida corporation**, whose post office address is Post Office Box 357133, Gainesville, Florida 32635, as Grantor, to **Martha K. Monaghan and Janet Marie Jeffords Schenck, as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000**, whose post office address is 608 Parham Road NW, Milledgeville, Georgia 31061, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, grant, bargain, sell, and convey to the said Grantee, and Grantee's heirs and assigns forever, all oil, gas, and mineral rights, including all rights of entry, of every kind and nature on, in, or under the following described land, situate, lying, and being in the County of Alachua, State of Florida, to-wit:

The Southeast 1/4 of the Southwest 1/4 of Section 5, Township 8 South, Range 18 East
AND
Those parts of the East 1/2 of the Northwest 1/4, AND the Northeast 1/4 of the Southwest 1/4, in Section 8, Township 8 South, Range 18 East, lying North of the North Right of Way line of U.S. Highway 441
LESS AND EXCEPT
That property described in Deed Book 237 at Page 347, Official Records Book 1283 at Page 409, and Official Records Book 2138 at Page 286, all of the public records of Alachua County, Florida.

To Have and to Hold, the same in fee simple forever. And the Grantor covenants with said Grantee that the Grantor is lawfully seized of said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except the taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

Parker Land Co., a Florida corporation

Witness Name: CARL L JOHNSON

Eric Parker, President

Witness Name: Sharon M Gr

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Eric Parker as President of Parker Land Co., a Florida corporation, who ☒ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public – State of Florida

Rec. 27.00
Doc .70
Index 1.00

This instrument prepared by and to be returned to:

LARRY E. CIESLA, ESQUIRE
4400 NW 23rd Avenue, Suite A
Gainesville, FL 32606
Florida Bar No. 283533

NOTE: NO DOCUMENTARY STAMP TAX OR INTANGIBLE TAX IS DUE PURSUANT TO RULE 12B-4.013(28), FLORIDA ADMINISTRATIVE CODE (conveyance to Trust)

NOTE: NEITHER DESCRIPTION NOR TITLE HAVE BEEN CHECKED BY THE PREPARER OF THIS INSTRUMENT

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3445827 3 PG(S)
September 16, 2022 03:00:14 PM
Book 5038 Page 929
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Warranty Deed to Trustee

THIS INDENTURE, made this 14th day of September, 2022 between ERIC J. PARKER and JOY A. PARKER, husband and wife, hereinafter referred to as "Grantors," and ERIC J. PARKER and JOY A. PARKER, as Trustees of the ERIC J. PARKER & JOY A. PARKER COMMUNITY PROPERTY TRUST DATED JULY 5, 2022[1], hereinafter referred to as "Grantee," with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, the address of which is c/o Eric J. Parker and Joy A. Parker, P. O. Box 357133, Gainesville, FL 32635,

WITNESSETH:

That said Grantors, for and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following-described real property situate, lying and being in Alachua County, Florida, *to wit*:

PARCEL ONE:

Lot Twenty (20) of WINDSOR GLEN CLUSTER DEVELOPMENT, according to the map or plat thereof recorded in Plat Book S, Pages 29 through 32 of the Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 06046-010-020

PARCEL TWO:

The South 1/2 of the Northeast 1/4 of Section 18, Township 9 South, Range 17 East, Alachua County, FL, LESS parcel to Corinth Baptist Church in O.R. Book 1457, Page 377, Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 01832-000-000

PARCEL THREE:

The West half of the Southeast 1/4 of Section 17, Township 9 South, Range 18 East, Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 04141-001-000

---

[1] A revocable trust, as described in Chapter 736, *Florida Statutes*, and not a Florida Land Trust under Chapter 689, *Florida Statutes*.

PARCEL FOUR:

The Southwest 1/4 of Section 17, Township 9 South, Range 18 East, Alachua County, FL, less County Road right-of-way in O.R. Book 163, Page 540, Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 04141-000-000

PARCEL FIVE:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East right-of-way line of County Road NW 15 AND

The Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying North of the North right-of-way line of U.S. Highway 441 and lying East of the East right-of-way line of County Road NW 15, LESS AND EXCEPT that certain property described in the Warranty Deed in O.R. Book 1386, Page 971 of the Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NUMBERS 03046-000-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002 and 03047-001-004

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in Trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

Said Grantors do hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obligated to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

LARRY E. CIESLA, Witness as to EJP & JAP

JACKIE HALL, Witness as to EJP & JAP

GRANTORS:

ERIC J. PARKER (SEAL)
P. O. Box 357133
Gainesville, FL 32635

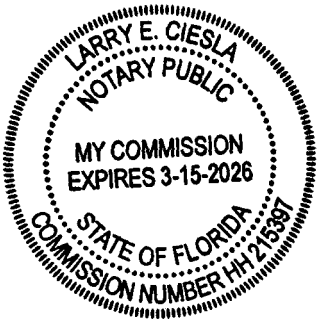
JOY A. PARKER (SEAL)
P. O. Box 357133
Gainesville, FL 32635

STATE OF FLORIDA)

COUNTY OF ALACHUA)

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of September, 2022 by ERIC J. PARKER and JOY A. PARKER, who are personally known to me.

(SEAL)



LARRY E. CIESLA
Notary Public, State of Florida at Large
My Commission Expires March 15, 2026
Commission No. HH 215397

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-000-000
Prop ID	12205
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 FT TO POB PER OR 167 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	25.040
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

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	$12,700	$12,700	$12,700	$12,700	$12,700
Agricultural (Market) Value	$72,616	$147,494	$147,494	$147,494	$147,500
Just (Market) Value	**$72,616**	**$147,494**	**$147,494**	**$147,494**	**$147,500**
Assessed Value	$12,700	$12,700	$12,700	$12,700	$12,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$12,700	$12,700	$12,700	$12,700	$12,700
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)

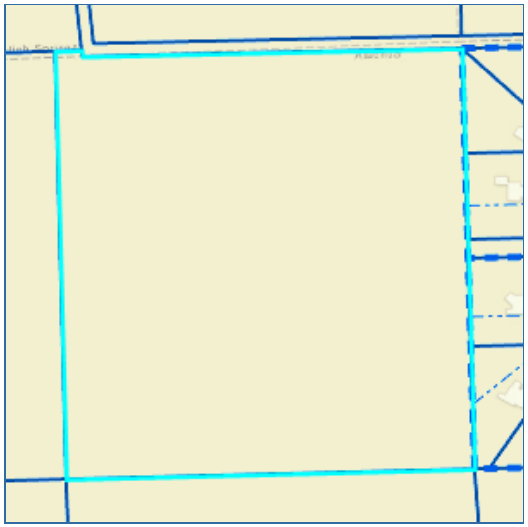
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	25.04	1090742.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/22/2022, 3:48:38 AM

Version 2.3.222

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-001-000
Prop ID	12206
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC: COM SW COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT TO POB OR 4892/869 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.160
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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	$1,574	$1,400	$1,400	$1,400	$1,400
Agricultural (Market) Value	$18,576	$18,576	$18,576	$18,576	$18,600
Just (Market) Value	**$18,576**	**$18,576**	**$18,576**	**$18,576**	**$18,600**
Assessed Value	$1,574	$1,400	$1,400	$1,400	$1,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,574	$1,400	$1,400	$1,400	$1,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

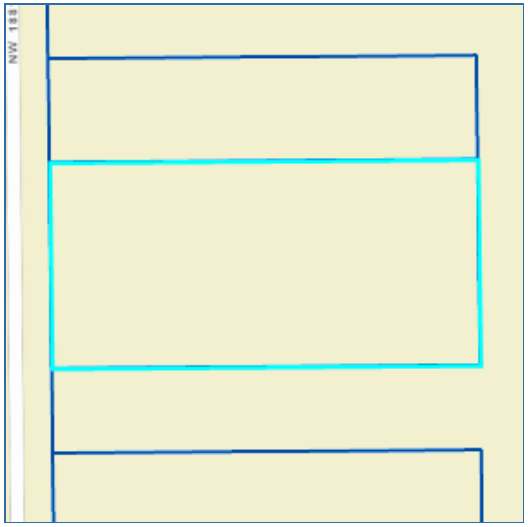
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	5.16	224769.6	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
12/1/1986	$100	WD	1648	182	U - UNQUALIFIED	Vacant		LEMLEY BARBARA ANN	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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Developed by Schneider GEOSPATIAL

Last Data Upload: 9/22/2022, 3:48:38 AM

Version 2.3.222

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-002-000
Prop ID	12207
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE SW1/4 LESS THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	29.000
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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	$8,845	$1,400	$1,400	$1,400	$1,400
Agricultural (Market) Value	$104,400	$18,396	$18,396	$18,396	$18,400
Just (Market) Value	**$104,400**	**$18,396**	**$18,396**	**$18,396**	**$18,400**
Assessed Value	$8,845	$1,400	$1,400	$1,400	$1,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$8,845	$1,400	$1,400	$1,400	$1,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

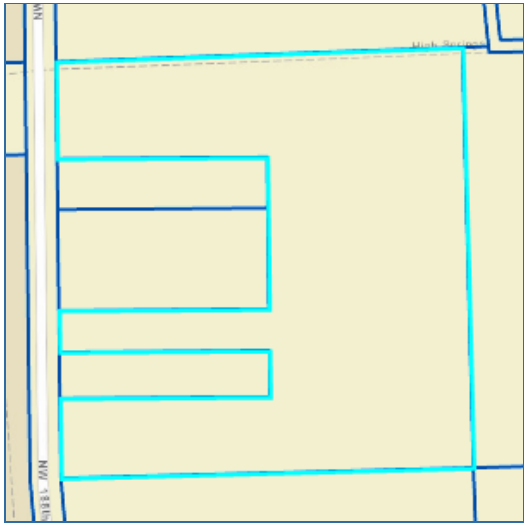
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	29.00	1263240	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
12/1/1986	$100	WD	1648	184	U - UNQUALIFIED	Vacant		SCHENCK JANET M	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.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-003-000
Prop ID	12208
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC E 697.08 FT S 87 DEG 18 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.580
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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	$787	$600	$600	$600	$600
Agricultural (Market) Value	$12,900	$12,900	$12,900	$12,900	$12,900
Just (Market) Value	**$12,900**	**$12,900**	**$12,900**	**$12,900**	**$12,900**
Assessed Value	$787	$600	$600	$600	$600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$787	$600	$600	$600	$600
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.58	112384.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	235	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLIE	LEMLEY BARBARA ANN	Link (Clerk)

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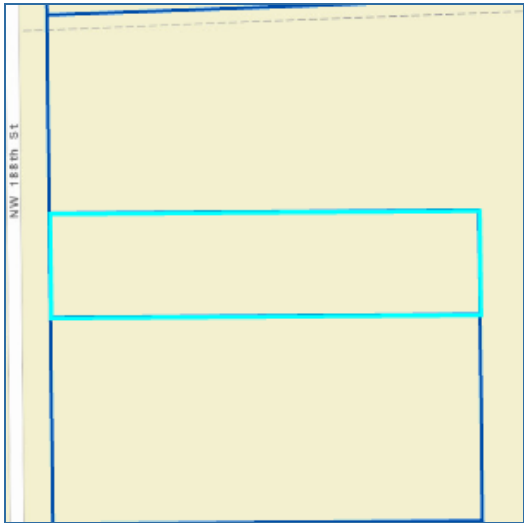
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-004-000
Prop ID	12209
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT POB N 01 DEG 53 MIN 20 SEC W 630.32 FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG 06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC W 30 FT S 01 DEG 03 MIN 49 S (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.340
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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	$714	$600	$600	$600	$600
Agricultural (Market) Value	$11,700	$11,700	$11,700	$11,700	$11,700
Just (Market) Value	**$11,700**	**$11,700**	**$11,700**	**$11,700**	**$11,700**
Assessed Value	$714	$600	$600	$600	$600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$714	$600	$600	$600	$600
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.34	101930.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	236	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLIE	SCHENCK JANET M	Link (Clerk)

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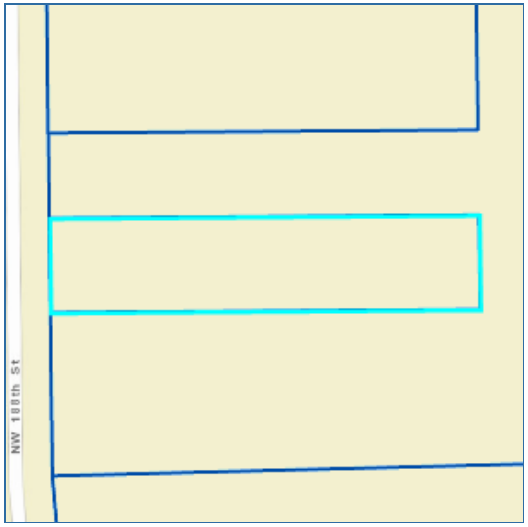
Map



Photos

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-010-001
Prop ID	12586
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NE COR SEC S 3640.22 FT TO N R/W LINE HY-441 N 79 DEG W 471.55 FT POB N 79 DEG W 1023.03 FT N 5 DEG E 680.39 FT S 79 DEG E 452 FT E 477.99 FT S 765.55 FT POB AKA PARCEL N-4 OR 2160/ 1691 (LESS COM NE COR SEC S 3640.22 FT N 79 DEG W 1274.53 FT POB N 79 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	4.750
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605-7133

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	$1,900	$1,900	$1,900	$1,900	$1,900
Agricultural (Market) Value	$258,638	$258,638	$258,638	$258,638	$258,600
Just (Market) Value	**$258,638**	**$258,638**	**$258,638**	**$258,638**	**$258,600**
Assessed Value	$1,900	$1,900	$1,900	$1,900	$1,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,900	$1,900	$1,900	$1,900	$1,900
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
5500	TIMBER 2	4.75	206910	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)
3/23/1998	$196,200	MS	2160	1691	U - UNQUALIFIED	Improved	* HELEN SMYDER FAMILY INC	* GEORGE E SMYDER	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P09-18-6341	MECHANICAL	Yes	No	9/11/2018	$5,742
5-18-6112	MECHANICAL	Yes	No	5/15/2018	$0
8571	SIGN PERMIT	Yes	No	2/3/2003	$2,200
98-00000	OVER THE COUNTER INSPECT	Yes	No	12/12/1998	$0
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-010-002
Prop ID	12587
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NE COR SEC S 3640.22 FT TO N R/W HWY 441 N 79 DEG W 1694.27 FT POB N 5 DEG E 679.46 FT S 79 DEG E 642.03 FT N 2 DEG W 946.31 FT W 402 FT N 439.43 W 1577.01 FT TO W LINE OF E1/2 OF SEC S 5 DEG E 1286.52 FT SELY ALG CURVE 462.98 FT S 59 DEG E 671 FT S 7 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.800
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$14,700	$14,700	$14,700	$14,700	$14,700
Agricultural (Market) Value	$109,620	$109,620	$109,620	$109,620	$109,600
Just (Market) Value	**$109,620**	**$109,620**	**$109,620**	**$109,620**	**$109,600**
Assessed Value	$14,700	$14,700	$14,700	$14,700	$14,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,700	$14,700	$14,700	$14,700	$14,700
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
5500	TIMBER 2	1.08	47044.8	0	0	CC
5500	TIMBER 2	36.72	1599523.2	0	0	RMF-8

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)
3/23/1998	$196,200	MS	2160	1691	U - UNQUALIFIED	Improved	* HELEN SMYDER FAMILY INC	* GEORGE E SMYDER	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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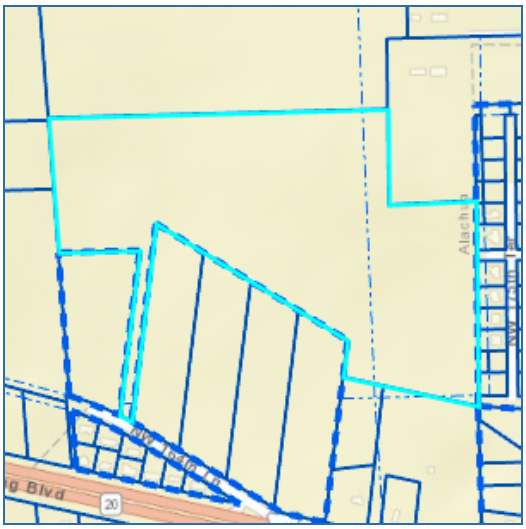
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-001
Prop ID	12597
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 625.15 FT POB S 59 DEG E 45.86 FT S 79 DEG E 202.49 FT N 5 DEG E 852.32 FT N 59 DEG W 267.23 FT S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYOR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$92,232	$92,232	$92,232	$92,232	$92,200
Just (Market) Value	**$92,232**	**$92,232**	**$92,232**	**$92,232**	**$92,200**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
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
5500	TIMBER 2	4.24	184694.4	0	0	CC
5500	TIMBER 2	0.76	33105.6	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WEELS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WEELS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-002
Prop ID	12598
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 366.76 FT POB S 59 DEG E 258.39 FT N 5 DEG E 925.45 FT N 59 DEG W 258.39 FT S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$105,000	$105,000	$105,000	$105,000	$105,000
Just (Market) Value	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
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
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-003
Prop ID	12599
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 108.37 FT POB S 59 DEG E 258.39 FT N 5 DEG E 925.45 FT N 59 DEG W 258.39 S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$105,000	$105,000	$105,000	$105,000	$105,000
Just (Market) Value	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
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
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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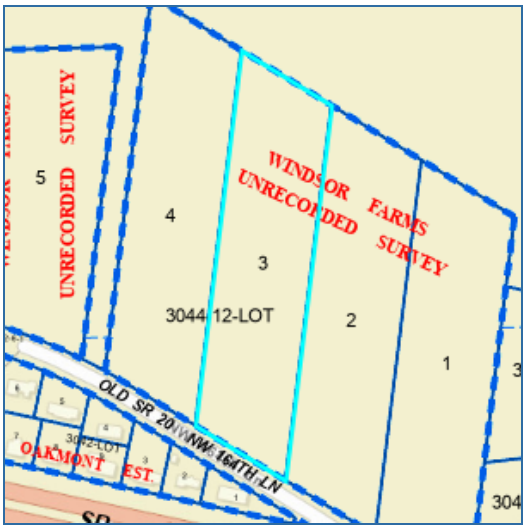
Map



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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-004
Prop ID	12600
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 315.27 FT POB SELY ALG CURVE 147.69 FT S 59 DEG E 108.37 FT N 5 DEG E 925.45 FT N 59 DEG W 258.12 FT S 5 DEG W 930.70 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 4 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$105,000	$105,000	$105,000	$105,000	$105,000
Just (Market) Value	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
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
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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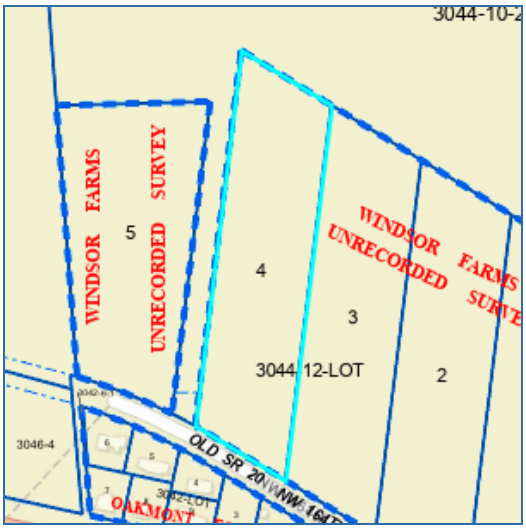
Map



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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-005
Prop ID	12601
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NW COR E1/2 SEC S 5 DEG E 1958.57 FT POB S 5 DEG E 663.77 FT SELY ALG CURVE 251.48 FT N 5 DEG E 774.98 FT S 87 DEG W 376.62 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCELS 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

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	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$21,000	$21,000	$21,000	$21,000	$21,000
Just (Market) Value	**$21,000**	**$21,000**	**$21,000**	**$21,000**	**$21,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
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
5500	TIMBER 2	5.00	217800	0	0	CC

Map

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03045-000-000
Prop ID	12613
Location Address	16615 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	N1/4 OF SE1/4 OF NW1/4 OR 1015/52-59 & OR 2274/158 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	10.000
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
16615 NW BELLE RD
ALACHUA, FL 32615

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$180,741	$164,041	$149,175	$149,175	$144,300
Land Value	$3,600	$3,600	$3,600	$3,600	$3,600
Land Agricultural Value	$2,300	$2,300	$2,300	$2,300	$2,300
Agricultural (Market) Value	$32,400	$32,400	$32,400	$32,400	$32,400
Just (Market) Value	**$216,741**	**$200,041**	**$185,175**	**$185,175**	**$180,300**
Assessed Value	$186,641	$169,941	$155,075	$155,075	$141,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$186,641	$169,941	$155,075	$155,075	$141,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$9,000

"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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	9.00	392040	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	

Building Information

Type	SINGLE FAMILY	**Heat**	GAS

Total Area	3,766	**HC&V**	FORCED - NO DT
Heated Area	3,532	**HVAC**	CENTRAL
Exterior Walls	CONCRETE BLOCK	**Bathrooms**	2.5-Baths
Interior Walls	DRYWALL	**Bedrooms**	4 BEDROOMS
Roofing	ASPHALT	**Total Rooms**	
Roof Type	GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1962
Floor Cover	TERRAZZO; VINYL TILE	**Effective Year Built**	1962

Type	SOH MISC	**Heat**	
Total Area	6,647	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	2,600	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,746	3	0100	SINGLE FAMILY
FEP	FINISHED ENCL PORCH	258	3	0100	SINGLE FAMILY
FEP	FINISHED ENCL PORCH	528	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	234	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	5,571		R1	RES
0959	FP 2	1		R7	RES
1601	OP 1	350		R5	RES
1643	PATIO 3	504		R1	RES
2221	STG 1	220		R2	RES
2480	WOOD STOVE	1		R7	RES

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0222	BARN 2	2,600		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS BELLE	MONAGHAN MARTHA K	Link (Clerk)

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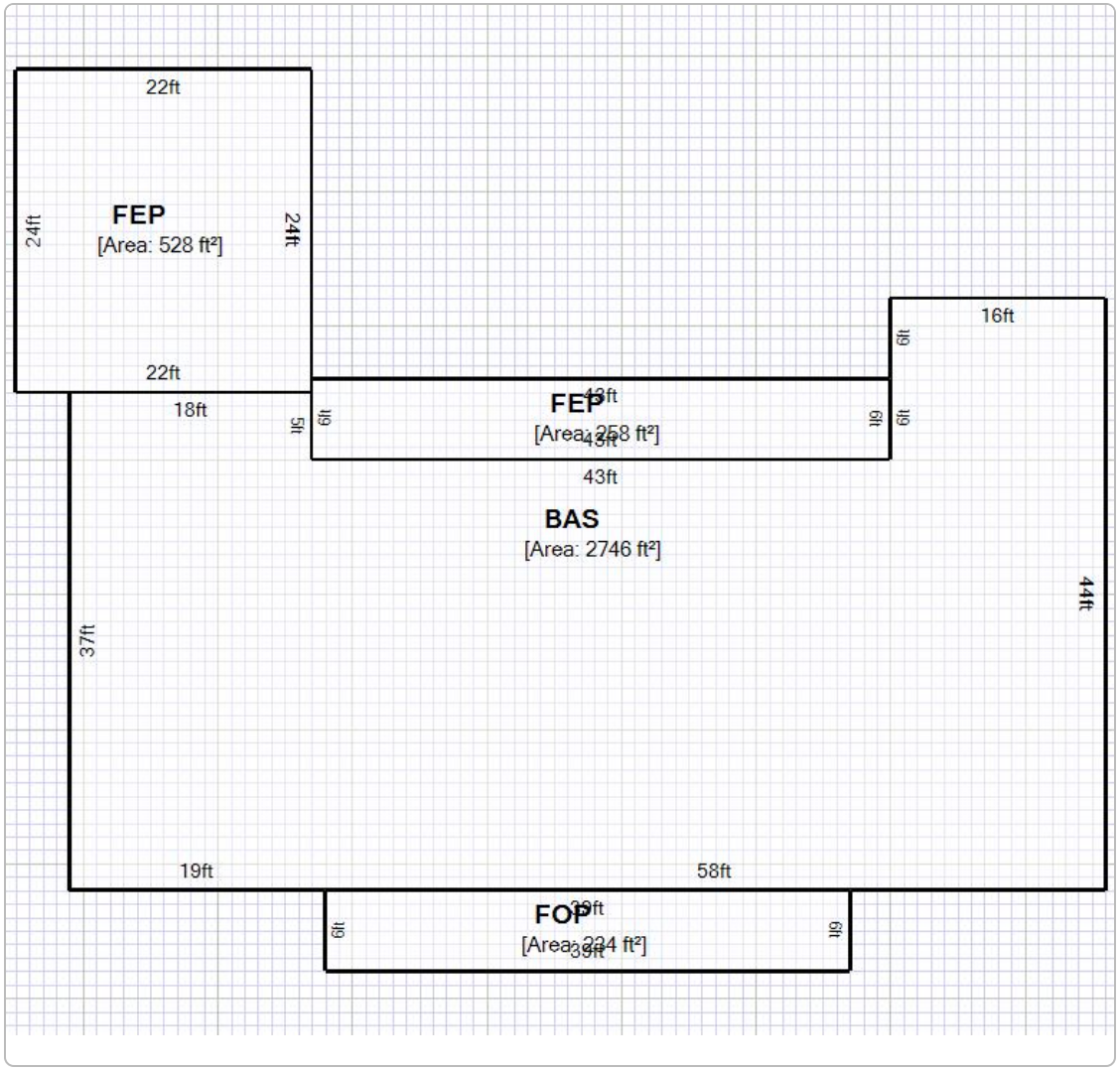
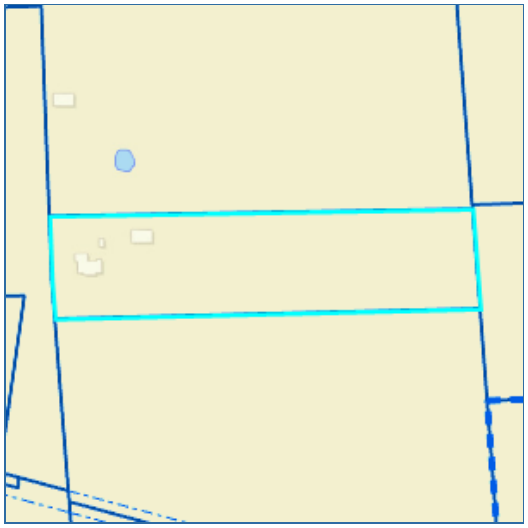


Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03046-000-000
Prop ID	12614
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING BETWEEN NEW SR 25 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	9.720
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

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	$3,013	$3,500	$3,500	$3,500	$3,500
Agricultural (Market) Value	$58,320	$58,320	$58,320	$58,320	$58,300
Just (Market) Value	**$58,320**	**$58,320**	**$58,320**	**$58,320**	**$58,300**
Assessed Value	$3,013	$3,500	$3,500	$3,500	$3,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,013	$3,500	$3,500	$3,500	$3,500
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	9.72	423403.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* JEFFORDS & LUND W/H & LEMLEY	* JEFFRODS LILLIE BELLE	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* JEFFORDS LILLIE BELL	* JEFFORDS & LUND W/H & LEMLEY	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFORDS LILLIE BELL	Link (Clerk)

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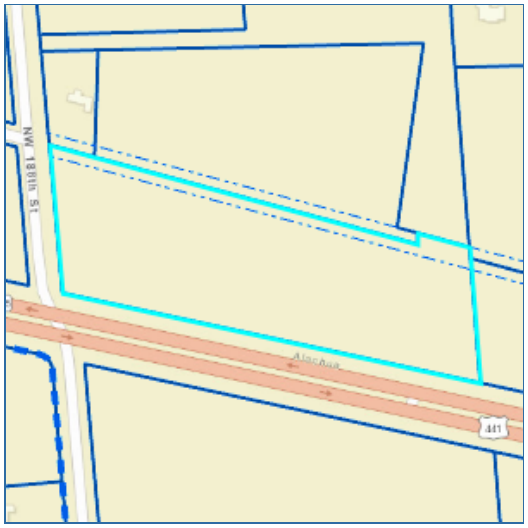
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03046-005-000
Prop ID	12624
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT OR 2270/757 & OR 2271/1900 & OR 2911/1395 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	8.520
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

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	$3,100	$3,100	$3,100	$3,100	$3,100
Agricultural (Market) Value	$85,200	$85,200	$85,200	$85,200	$85,200
Just (Market) Value	**$85,200**	**$85,200**	**$85,200**	**$85,200**	**$85,200**
Assessed Value	$3,100	$3,100	$3,100	$3,100	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,100	$3,100	$3,100	$3,100	$3,100
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	8.52	371131.2	0	0	

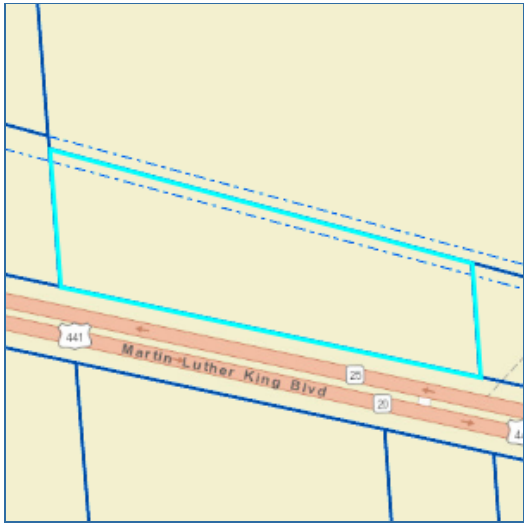
Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/1/2004	$100	MS	2911	1389	U - UNQUALIFIED	Vacant	* JOHN M SCHENCK JANET M JEFFO	JEFFORDS LILLIE BELLE	Link (Clerk)
3/19/2004	$100	MS	2911	1395	U - UNQUALIFIED	Vacant	* DOANDL A LUND DIANE JEFFORDS	* JOHN M SCHENCK JANET M JEFFO	Link (Clerk)
2/19/2004	$100	MS	2911	1393	U - UNQUALIFIED	Vacant	* MICHAEL P MONAGHAN MARTHA KA	* DOANDL A LUND DIANE JEFFORDS	Link (Clerk)
2/18/2004	$100	MS	2911	1391	U - UNQUALIFIED	Vacant	* STEPHEN J & BARBARA ANN LEML	* MICHAEL P MONAGHAN MARTHA KA	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* STEPHEN J & BARBARA ANN LEML	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* LILLIE BELLE JEFFORDS 1/2 IN	Link (Clerk)
	$100	DD	4892	882	-	Improved			Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-000-000
Prop ID	12625
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM WHERE W LINE OF SECTION INTERSECTS N R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E 1173.44 FT S 573.52 FT TO N R/W OLD SR 20 NW ALONG R/W TO POB OR 835/152 & OR 888/524-26 OR 925/851 LESS W 50 FT R/W PER OR 1348/753 & LESS OR 1386/971 OR 1572/305 ALSO N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	10.540
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,080	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$3,215	$2,600	$2,600	$2,600	$2,600
Agricultural (Market) Value	$37,944	$37,944	$37,944	$37,944	$37,900
Just (Market) Value	**$39,024**	**$39,024**	**$39,024**	**$39,024**	**$39,000**
Assessed Value	$4,295	$3,680	$3,680	$3,680	$3,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$4,295	$3,680	$3,680	$3,680	$3,700
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	10.54	459122.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1984

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
2400	WELL	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
3/13/1990	$100	QD	1765	2624	U - UNQUALIFIED	Improved		MONAGHAN M P, MONAGHAN MARTHA	Link (Clerk)
8/1/1984	$35,600	WD	1572	305	Q - QUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

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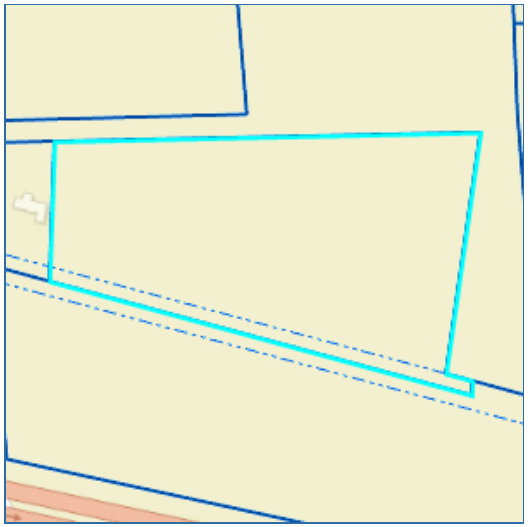
Map



Photos

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-000
Prop ID	12626
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NW1/4 OF NW1/4 & SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES & SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 & 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER OR 1348/766 ALSO N 33 FT OF CR N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.180
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

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	$5,850	$10,200	$10,200	$10,200	$10,200
Agricultural (Market) Value	$55,622	$93,815	$93,815	$93,815	$93,800
Just (Market) Value	**$55,622**	**$93,815**	**$93,815**	**$93,815**	**$93,800**
Assessed Value	$5,850	$10,200	$10,200	$10,200	$10,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,850	$10,200	$10,200	$10,200	$10,200
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	19.18	835480.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$1,230,000	MS	4892	0874	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE, WHITE D	PARKER ERIC J & JOY A	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFRODS LILLIE BELLE	Link (Clerk)

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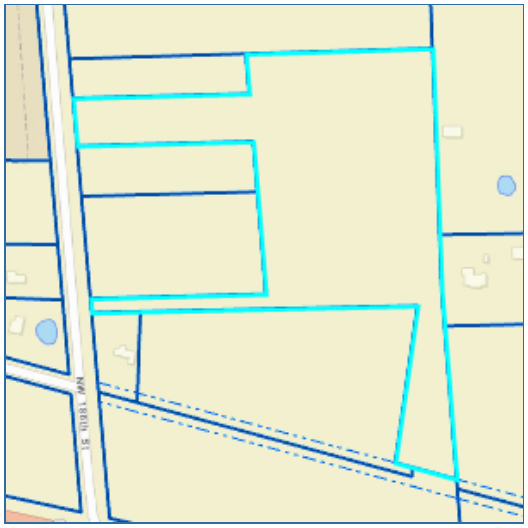
Map



Photos

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-001
Prop ID	12627
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC:COM NW COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB (LESS THAT PART OF THE N1/2 OF THE NW1/4 OF NW1/ PER OR 4892/869) (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 4892/874 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.070
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

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	$631	$1,300	$1,300	$1,300	$1,300
Agricultural (Market) Value	$7,452	$19,116	$19,116	$19,116	$19,100
Just (Market) Value	**$7,452**	**$19,116**	**$19,116**	**$19,116**	**$19,100**
Assessed Value	$631	$1,300	$1,300	$1,300	$1,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$631	$1,300	$1,300	$1,300	$1,300
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.07	90169.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$1,230,000	MS	4892	0874	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE, WHITE D	PARKER ERIC J & JOY A	Link (Clerk)
12/1/1986	$100	WD	1648	178	U - UNQUALIFIED	Vacant		WHITE DIANE	Link (Clerk)

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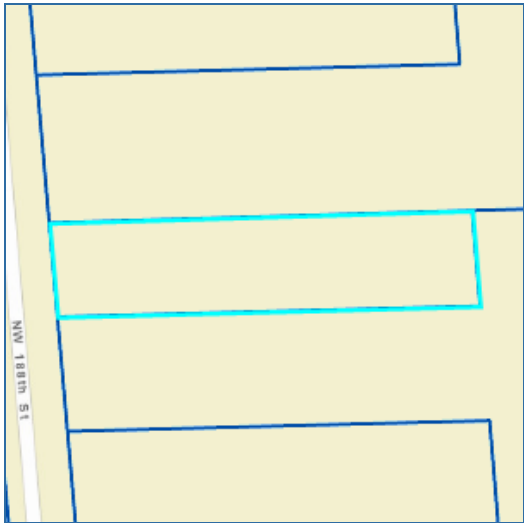
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-002
Prop ID	12628
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.330
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

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	$1,626	$1,900	$1,900	$1,900	$1,900
Agricultural (Market) Value	$19,188	$19,188	$19,188	$19,188	$19,200
Just (Market) Value	**$19,188**	**$19,188**	**$19,188**	**$19,188**	**$19,200**
Assessed Value	$1,626	$1,900	$1,900	$1,900	$1,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,626	$1,900	$1,900	$1,900	$1,900
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	5.33	232174.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	MONAGHAN MARTHA K	PARKER ERICJ & JOY A	Link (Clerk)
12/1/1986	$100	WD	1648	180	U - UNQUALIFIED	Vacant		MONAGHAN MARTHA K	Link (Clerk)

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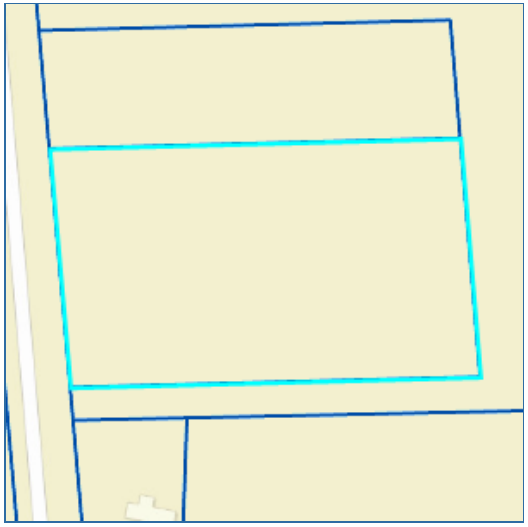
Map



Photos

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-003
Prop ID	12629
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 OR 2270/757 & 2271/1900 & OR 2911/1389 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	23.770
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

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	$8,600	$8,600	$8,600	$8,600	$8,600
Agricultural (Market) Value	$68,933	$68,933	$68,933	$68,933	$68,900
Just (Market) Value	**$68,933**	**$68,933**	**$68,933**	**$68,933**	**$68,900**
Assessed Value	$8,600	$8,600	$8,600	$8,600	$8,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$8,600	$8,600	$8,600	$8,600	$8,600
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 Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	23.77	1035421.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/1/2004	$100	MS	2911	1389	U - UNQUALIFIED	Vacant	* JOHN M SCHENCK JANET M JEFFO	JEFFORDS LILLIE BELLE	Link (Clerk)
3/19/2004	$100	MS	2911	1395	U - UNQUALIFIED	Vacant	* DONALD D A LUND DIANE JEFFOR	* JOHN M SCHENCK JANET M JEFFO	Link (Clerk)
2/18/2004	$100	MS	2911	1393	U - UNQUALIFIED	Vacant	* MICHAEL P & MARTHA KAY MONAG	* DONALD D A LUND DIANE JEFFOR	Link (Clerk)
2/18/2004	$100	MS	2911	1391	U - UNQUALIFIED	Vacant	* STPEHEN J LEMLEY BARBARA ANN	* MICHAEL P & MARTHA KAY MONAG	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* STPEHEN J LEMLEY BARBARA ANN	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* LILLIE BELLE JEFFORDS 1/2 IN	Link (Clerk)
	$100	DD	4892	882	-	Improved			Link (Clerk)

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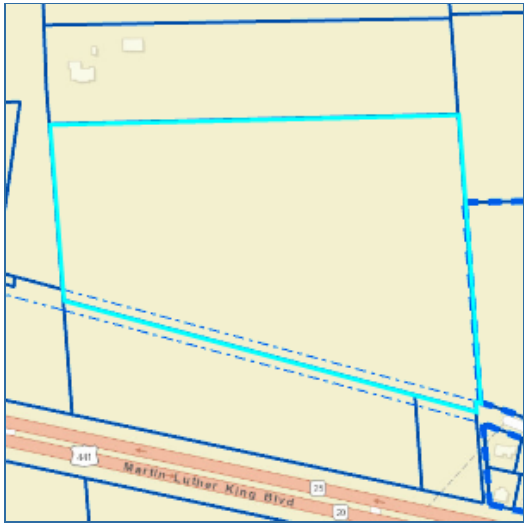
Map



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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-004
Prop ID	12630
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 803.13 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03 MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W 1123.34 FT N 06 DEG 15 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.670
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

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	$814	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$13,350	$13,350	$13,350	$13,350	$13,400
Just (Market) Value	**$13,350**	**$13,350**	**$13,350**	**$13,350**	**$13,400**
Assessed Value	$814	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$814	$1,000	$1,000	$1,000	$1,000
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)

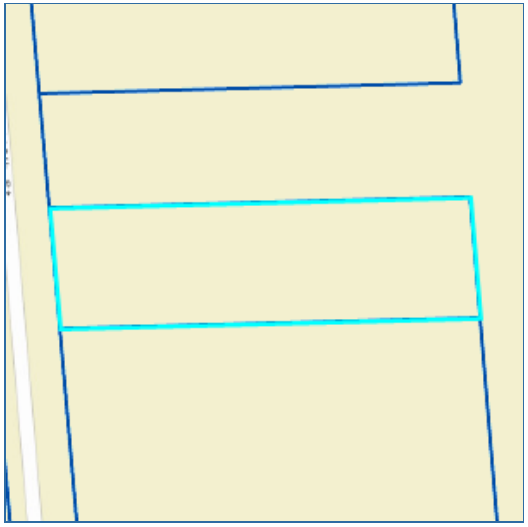
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.67	116305.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
1/24/2001	$100	WD	2340	238	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLI	MONAGHAN MARTHA KAY	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.

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User Privacy Policy
GDPR Privacy Notice

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Version 2.3.222

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-005
Prop ID	12631
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W 1193.99 FT N 06 DEG 15 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.660
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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	$811	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$13,300	$13,300	$13,300	$13,300	$13,300
Just (Market) Value	**$13,300**	**$13,300**	**$13,300**	**$13,300**	**$13,300**
Assessed Value	$811	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$811	$1,000	$1,000	$1,000	$1,000
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)

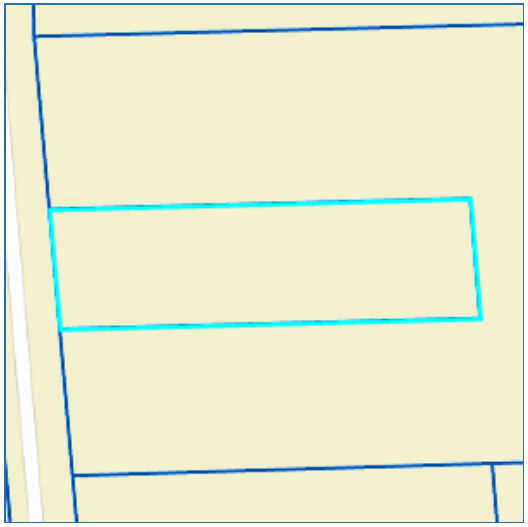
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.66	115869.6	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	WHITE DIANE	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	237	U - UNQUALIFIED	Vacant	* LILLIE BELLE DAE: LILLIE	WHITE DIANE	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.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-006
Prop ID	503814
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	N1/2 OF NW1/4 OF NW1/4 E OF R/W LESS THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	16.000
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$4,880
Agricultural (Market) Value	$46,400
Just (Market) Value	**$46,400**
Assessed Value	$4,880
Exempt Value	$0
Taxable Value	$4,880
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	16.00	696960	0	0	

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$380,000	MS	4892	0869	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE	FLORIDA TIMBER CO	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFRODS LILLIE BELLE	Link (Clerk)

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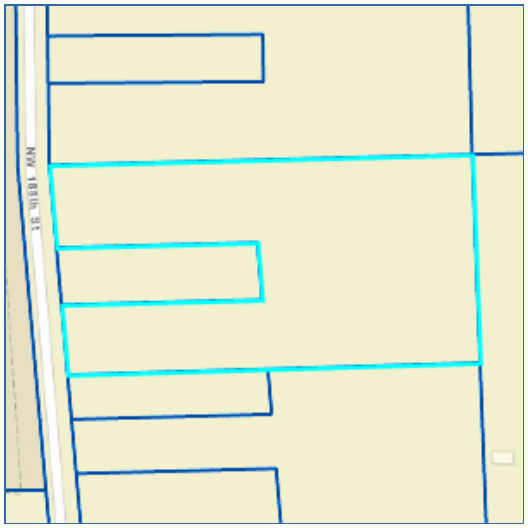
Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03048-002-000
Prop ID	12634
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NE1/4 OF NW1/4 OR 1015/52-59 & OR 2274/158 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	41.120
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,080	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$9,046	$10,300	$10,300	$10,300	$10,300
Agricultural (Market) Value	$119,248	$119,248	$119,248	$119,248	$119,200
Just (Market) Value	**$120,328**	**$120,328**	**$120,328**	**$120,328**	**$120,300**
Assessed Value	$10,126	$11,380	$11,380	$11,380	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$10,126	$11,380	$11,380	$11,380	$11,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	41.12	1791187.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2000

Sub Area

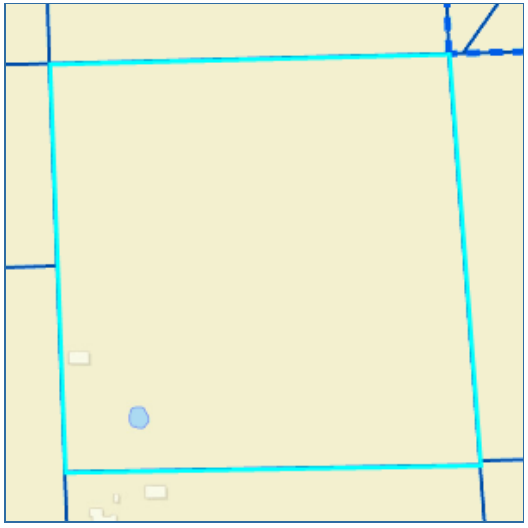
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
2400	WELL	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$100	DD	4892	882	11 - CORRECTIVE DEED	Improved	PARKER LAND CO	LILLIE BELL JEFFORDS TRUST	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)

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

Map



No data available for the following modules: Extra Features, Permits, Sketches, Photos.

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Version 2.3.222

Real Estate Account #03024 001 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$29.64**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $29.64	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $30.15	12/03/2020	**Receipt** #20-0049384	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $31.07	12/12/2019	**Receipt** #19-0059652	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $30.33	11/30/2018	**Receipt** #18-0050474	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $32.09	02/22/2018	**Receipt** #17-0112832	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $33.51	12/16/2016	**Receipt** #16-0059898	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $34.51	01/28/2016	**Receipt** #15-0082710	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.50	12/03/2014	**Receipt** #14-0043383	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.49	12/31/2013	**Receipt** #13-0064344	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/30/2012	**Receipt** #12-0050675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/30/2011	**Receipt** #2011-3019941	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.61	12/31/2010	**Receipt** #2010-3023854	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $22.07	12/31/2009	**Receipt** #2009-1023794	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $20.55	01/31/2009	**Receipt** #2008-9026765	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $16.38	12/27/2007	**Receipt** #2007-7010296	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $17.84	11/30/2006	**Receipt** #2006-6007741	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $18.31	11/30/2005	**Receipt** #2005-9052409	Print (PDF)
2004					
2004 Annual Bill	$0.00	**Paid** $29.04	11/30/2004	**Receipt** #2004-4011478	Print (PDF)
Refund		**Processed** $10.52	12/30/2004	**To** LEMLEY BARBARA ANN	
		Paid $29.04			
2003 Annual Bill	$0.00	**Paid** $19.19	12/08/2003	**Receipt** #2003-3050542	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $19.27	11/27/2002	**Receipt** #2002-0232980	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03024 002 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$29.64**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $29.64	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $29.84	11/16/2020	**Receipt** #20-0017709	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $30.75	11/21/2019	**Receipt** #19-0028431	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $30.33	11/27/2018	**Receipt** #18-0031395	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $31.11	11/10/2017	**Receipt** #17-0011295	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $33.17	11/19/2016	**Receipt** #16-0023629	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $33.80	11/20/2015	**Receipt** #15-0023819	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/25/2014	**Receipt** #14-0030568	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0033573	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/30/2012	**Receipt** #12-0046070	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/28/2011	**Receipt** #2011-3013305	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.63	12/15/2010	**Receipt** #2010-3020888	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $21.84	11/30/2009	**Receipt** #2009-1018667	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $20.13	11/26/2008	**Receipt** #2008-9013661	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $16.21	11/30/2007	**Receipt** #2007-9031228	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $17.84	11/21/2006	**Receipt** #2006-9081732	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $18.31	11/21/2005	**Receipt** #2005-9044231	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $18.52	11/30/2004	**Receipt** #2004-9016521	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $18.99	11/26/2003	**Receipt** #2003-3020576	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $19.27	11/13/2002	**Receipt** #2002-0205919	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03024 003 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$12.70**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $12.70	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $12.92	12/03/2020	**Receipt** #20-0049384	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $12.85	12/12/2019	**Receipt** #19-0059652	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $13.00	11/30/2018	**Receipt** #18-0050474	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $9.18	02/22/2018	**Receipt** #17-0112832	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9.57	12/16/2016	**Receipt** #16-0059898	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9.87	01/28/2016	**Receipt** #15-0082710	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9.27	12/03/2014	**Receipt** #14-0043383	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $9.64	12/31/2013	**Receipt** #13-0064344	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $9.53	11/30/2012	**Receipt** #12-0050675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $9.74	11/30/2011	**Receipt** #2011-3019941	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $8.95	12/31/2010	**Receipt** #2010-3023854	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $8.83	12/31/2009	**Receipt** #2009-1023794	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $8.22	01/31/2009	**Receipt** #2008-9026765	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $8.20	12/27/2007	**Receipt** #2007-7010296	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $8.93	11/30/2006	**Receipt** #2006-6007741	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $10.01	11/30/2005	**Receipt** #2005-9052409	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $10.52	03/31/2005	**Receipt** #2004-4031604	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $7.85	12/08/2003	**Receipt** #2003-3050542	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $26.32	08/31/2004	**Receipt** #2003-3083712	Print (PDF)
Certificate #813		**Redeemed**	08/31/2004	**Face** $16.38, **Rate** 18%	
		Paid $26.32			
Total Amount Due	**$0.00**				

Real Estate Account #03024 004 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$12.70**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $12.70	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $12.79	11/16/2020	**Receipt** #20-0017709	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $13.17	11/21/2019	**Receipt** #19-0028431	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $13.00	11/27/2018	**Receipt** #18-0031395	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $8.90	11/10/2017	**Receipt** #17-0011295	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9.48	11/19/2016	**Receipt** #16-0023629	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9.67	11/20/2015	**Receipt** #15-0023819	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9.54	11/25/2014	**Receipt** #14-0030568	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $9.54	11/27/2013	**Receipt** #13-0033573	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $9.53	11/30/2012	**Receipt** #12-0046070	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $9.74	11/28/2011	**Receipt** #2011-3013305	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $8.95	12/15/2010	**Receipt** #2010-3020888	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $6.56	11/30/2009	**Receipt** #2009-1018667	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $6.05	11/26/2008	**Receipt** #2008-9013661	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $6.09	11/30/2007	**Receipt** #2007-9031228	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $6.70	11/21/2006	**Receipt** #2006-9081732	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $7.51	11/21/2005	**Receipt** #2005-9044231	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $7.85	11/30/2004	**Receipt** #2004-9016521	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $7.77	11/26/2003	**Receipt** #2003-3020576	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $7.88	11/13/2002	**Receipt** #2002-0205919	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 010 001

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$40.21**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $40.21	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $40.48	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $41.72	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $41.16	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $23.84	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $23.83	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $23.79	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $24.32	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.14	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $34.79	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $24.00	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $26.69	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $27.52	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $27.79	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 010 002

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$311.12**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $311.12	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $313.23	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $322.78	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $318.40	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $188.89	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $201.38	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $205.25	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $197.87	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $197.81	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $197.50	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $201.85	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $200.37	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $204.21	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $280.58	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $198.62	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $220.70	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $227.63	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $229.86	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $219.72	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $222.84	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 001

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $26.67	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $28.43	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $28.97	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 002

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 003

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 004

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 005

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Search > Account Summary

Real Estate Account #03045 000 000

Owner:
MONAGHAN & SCHENCK TRUSTEES

Situs:
16615 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$3,959.00**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $3,959.00	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $3,616.89	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $3,713.45	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $3,422.01	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $3,209.38	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,768.52	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,872.14	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,852.62	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,902.18	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,945.99	11/29/2012	**Receipt** #12-0040086	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $3,149.18	11/30/2011	**Receipt** #2011-9027234	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $3,253.14	11/20/2010	**Receipt** #2010-9007098	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $5,859.58	12/01/2009	**Receipt** #2009-9013616	Print (PDF)
Refund		**Processed** $2,044.98	12/16/2009	**To** FIRST FEDERAL BANK OF FLORIDA	
		Paid $5,859.58			
2008 Annual Bill	$0.00	**Paid** $3,581.41	11/21/2008	**Receipt** #2008-8009774	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,908.09	09/26/2008	**Receipt** #2007-7093295	Print (PDF)
		Payment $1,624.88	11/30/2007	**Receipt** #2007-9027671	
2006 Annual Bill	$0.00	**Paid** $1,748.33	06/09/2008	**Receipt** #2007-7052527	Print (PDF)
		Payment $1,711.25	11/28/2006	**Receipt** #2006-6004872	
2005 Annual Bill	$0.00	**Paid** $1,689.74	11/23/2005	**Receipt** #2005-5004025	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,613.48	11/19/2004	**Receipt** #2004-4006340	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,671.76	11/30/2003	**Receipt** #2003-3050361	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,740.13	11/14/2002	**Receipt** #2002-0206543	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03046 000 000

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$74.08**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $74.08	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $74.58	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $76.87	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $75.82	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $77.79	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $82.92	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $84.52	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $78.67	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $78.65	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $78.53	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $80.27	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $81.51	05/25/2011	**Receipt** #2010-2002020	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $74.23	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $69.16	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $64.88	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $71.36	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $73.22	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $74.01	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $68.79	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $69.85	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03046 005 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$65.62**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $65.62	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $66.07	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $68.08	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $67.14	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $68.89	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $73.44	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $74.84	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $69.15	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $69.13	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $69.01	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $70.53	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $71.41	05/25/2011	**Receipt** #2010-2002023	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $65.49	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $61.00	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $56.76	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $62.45	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $64.07	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $64.77	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $62.31	12/12/2003	**Receipt** #2003-3051733	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $62.63	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 000 000

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$77.89**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $77.89	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $78.41	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $80.80	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $80.14	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $60.00	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $63.96	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $65.18	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $64.38	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $64.36	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $64.25	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $65.66	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $59.81	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $56.76	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $52.33	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $52.70	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $57.99	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $59.50	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $57.83	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $52.19	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $52.99	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$215.88**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $215.88	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $217.34	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $223.98	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $220.93	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $226.68	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $241.64	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $246.29	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $212.18	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $212.11	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $211.79	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $216.44	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $214.60	05/25/2011	**Receipt** #2010-2002021	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $187.77	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $174.91	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $154.07	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $169.48	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $173.91	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $175.77	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $168.41	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $171.03	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 001

Owner: WHITE DIANE

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/01/2021** for **$27.80**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $27.80	12/01/2021	**Receipt** #21-0048920	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $27.71	11/23/2020	**Receipt** #20-0030252	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $29.73	04/03/2020	**Receipt** #19-0141903	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $28.45	12/28/2018	**Receipt** #18-0070549	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $17.95	12/25/2017	**Receipt** #17-0069844	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $19.15	12/13/2016	**Receipt** #16-0057152	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $19.32	11/30/2015	**Receipt** #15-0038899	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $19.08	11/30/2014	**Receipt** #14-0041060	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $19.26	12/10/2013	**Receipt** #13-0047906	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $19.24	12/10/2012	**Receipt** #12-0052675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $19.65	12/13/2011	**Receipt** #2011-3022044	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $17.72	11/30/2010	**Receipt** #2010-3015408	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $15.45	12/16/2009	**Receipt** #2009-1021315	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $14.24	12/30/2008	**Receipt** #2008-9023180	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $14.34	12/31/2007	**Receipt** #2007-9039615	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $15.76	12/29/2006	**Receipt** #2006-9097291	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16.19	12/12/2005	**Receipt** #2005-9055419	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.18	05/13/2005	**Receipt** #2004-4032184	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $14.38	12/12/2003	**Receipt** #2003-3051732	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $14.61	12/05/2002	**Receipt** #2002-0243860	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 002

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$40.21**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $40.21	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $40.48	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $41.72	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $41.16	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $42.22	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $45.01	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $45.87	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $42.91	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $42.90	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $42.83	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $43.78	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $39.87	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $41.48	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $38.25	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $36.48	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $40.15	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $41.19	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $41.64	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $37.95	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $38.54	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 003

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$182.02**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $182.02	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $183.25	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $188.84	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $186.27	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $191.10	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $203.73	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $207.64	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $193.09	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $193.05	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $192.75	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $196.98	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $194.66	05/25/2011	**Receipt** #2010-2002024	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $181.21	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $168.81	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $158.11	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $173.95	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $178.50	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $180.40	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $171.92	12/12/2003	**Receipt** #2003-3051735	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $171.03	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 004

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$21.18**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $21.18	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $21.31	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $21.96	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $21.66	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $22.22	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $23.70	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $24.14	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $21.47	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $21.46	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $21.42	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $21.89	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $19.96	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $19.66	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $18.12	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $18.26	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $20.06	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $22.51	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.73	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $20.69	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $20.97	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 005

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$21.18**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $21.18	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $21.31	11/23/2020	**Receipt** #20-0030252	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $22.87	04/03/2020	**Receipt** #19-0141900	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $21.88	12/28/2018	**Receipt** #18-0071691	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $22.46	12/25/2017	**Receipt** #17-0069844	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $23.95	12/13/2016	**Receipt** #16-0057148	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $24.14	11/30/2015	**Receipt** #15-0038899	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $21.47	11/30/2014	**Receipt** #14-0041062	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $21.68	12/10/2013	**Receipt** #13-0047910	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $21.64	12/10/2012	**Receipt** #12-0052678	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $22.12	12/13/2011	**Receipt** #2011-3022043	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $19.96	11/30/2010	**Receipt** #2010-3015407	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $19.87	12/16/2009	**Receipt** #2009-1021314	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $18.31	12/30/2008	**Receipt** #2008-9023179	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $18.45	12/31/2007	**Receipt** #2007-9039616	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $20.27	12/29/2006	**Receipt** #2006-9097292	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $22.75	12/12/2005	**Receipt** #2005-9055419	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.73	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $38.85	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
Certificate #701		**Redeemed**	12/01/2004	**Face** $29.91, **Rate** 18%	
		Paid $38.85			
2002					
2002 Annual Bill	$0.00	**Paid** $46.74	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
Certificate #832		**Redeemed**	12/01/2004	**Face** $31.13, **Rate** 18%	
		Paid $46.74			
Total Amount Due	**$0.00**				

Property Tax

Search

03047-001-006

> Pay for confidential accounts

No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc., that are often abbreviated. For example, search for `123 Main` instead of `123 Main Street`.
- Watch out for terms that have multiple spellings, like `First Street` and `1st St`.

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Search > Account Summary

Real Estate Account #03048 002 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$240.84**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $240.84	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $242.51	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $249.90	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $246.93	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $164.45	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $176.23	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $176.27	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $174.02	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $173.96	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $173.70	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $177.52	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $175.03	05/25/2011	**Receipt** #2010-2002022	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $150.65	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $140.35	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $139.88	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $153.89	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $157.91	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $150.35	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $125.71	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $127.66	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03024 000 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$268.79**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $268.79	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $270.62	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $278.88	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $275.06	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $168.88	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $180.03	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $183.48	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $181.16	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $181.10	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $180.84	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $184.81	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $183.67	05/25/2011	**Receipt** #2010-2002019	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $155.03	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $144.41	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $143.92	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $158.34	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $162.49	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $164.22	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $132.84	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $134.90	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0246

To: Neighbors of the Briarwood Subdivision

From: Craig Brashier, AICP

Date: 07 September 2022

RE: Neighborhood Meeting Public Notice

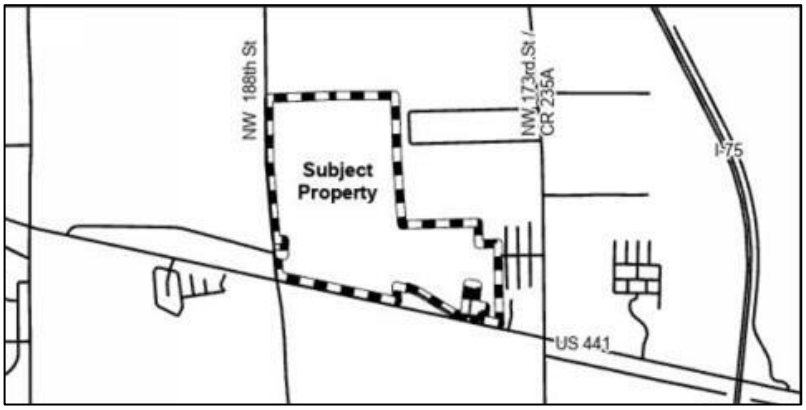
A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@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 your comments.

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

N:\2022\22-0246\Admin & Information\06_NHWS\Ad and Mailing\MAIL 220829 Briarwood TC NHWS.docx

Mailing Labels

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
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Gainesville FL 32641

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Alachua FL 32615

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Alachua FL 32616

Michele L. Lieberman, County Manager
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Gainesville FL 32601

Bonnie Flynn
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Alachua FL 32615

Hugh & Jean Calderwood
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Alachua FL 32615

Lisia Jenkins
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Alachua FL 32616

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Alachua FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

SPENCER ARTHUR PRESCOTT JR TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

BACCHUS ZULJALEEL & BIBI SHENEZA
17991 NW 175TH AVE
ALACHUA, FL 32615

KUNKEL HARRY R
14416 NW 148TH PL
ALACHUA, FL 32616

MCGEHEE CAROLYN S
26317 NW 78TH AVE
HIGH SPRINGS, FL 32643

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

WOODLAND III LTD
PO BOX 357845
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

LOFTHOUSE PHILIP & CARLA RAE
17502 NW 181ST ST
ALACHUA, FL 32615

BECKER JOHN M
18028 NW 177TH AVE
ALACHUA, FL 32615

TAYLOR KENNETH T & BEVERLY A
17983 NW 177TH AVE
ALACHUA, FL 32615

DAVIS RYAN RICHARD II & SHAYNA LINN
17598 NW 181ST ST
ALACHUA, FL 32615

ROONEY MATTHEW EMMETT
17698 NW 181ST ST
ALACHUA, FL 32615

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 COUNTY RD 49
LIVE OAK, FL 32060

CROY MICHAEL W & GENENE RENE
17758 NW 188TH ST
HIGH SPRINGS, FL 32643

JEFFORDS LILLIE BELLE TRUSTEE
16615 NW BELLE RD
ALACHUA, FL 32615

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

MAXWELL & PROUD
16658 NW 175TH TER
ALACHUA, FL 32615

ORIE DEANDREW L & ADRIENNE D
16655 NW 175TH TER
ALACHUA, FL 32615

ELKINS DELRIE
PO BOX 2016
HIGH SPRINGS, FL 32655

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

CALTON & NALL
16704 NW 175TH TER
ALACHUA, FL 32615

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

ELKINS DELRIE C
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EVANS BUILDING CONSTRUCTION INC
14260 W NEWBERRY RD
NEWBERRY, FL 32669

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ALACHUA, FL 32615

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GLENVIEW, IL 60026

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ALACHUA, FL 32615

ATENCIO & NOLES
16640 NW 175TH TER
ALACHUA, FL 32615

WAITCUS GREGORY MICHAEL SR
TRUSTEE
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GONZALEZ & MORENO H/W
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ALACHUA, FL 32615

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PULLIAM RUFUS L
18021 NW 164TH LN
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BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
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ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

HEATON & VAN CLEEF
16818 NW 175TH TER
ALACHUA, FL 32615

SAYERS JEAN-MARC
16904 NW 174TH TER
ALACHUA, FL 32615

LAWSON & LAWSON
16825 NW 175TH TER
ALACHUA, FL 32615

ROCKS CHRISTOPHER & RACHEL
16803 NW 175TH TER
ALACHUA, FL 32615

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MEREDITH JOYCE
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ALACHUA, FL 32615

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ALACHUA, FL 32615

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1579 MCAFEE CIR
CABOT, AR 72023

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GRIMES SANDRA L
16622 NW 173RD TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

REED & SUMMERS
4985 NW 39TH AVE
GAINESVILLE, FL 32606

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

GONZALES PHIL S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616

SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616

BURNS & GONZALES
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FT WASHINGTON, MD 20744

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ALACHUA, FL 32615

WERNER WAYNE WARREN & DEBRA
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ALACHUA, FL 32615

MOORE H L JR & NORMA
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OLD TOWN, FL 32680

MYRICK ROBERT D & LINDA S
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GAINESVILLE, FL 32605

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

MODI PANKAJ
15203 NW 150TH RD APT 1079
ALACHUA, FL 32615

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

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WOOD GREEN WAY
TALLAHASSEE, FL 32309

BROWNING & BROWNING TRUSTEES &
MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

SINGH LAKHVIR
PO BOX 2092
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TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

FELLOWS BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

SALAZAR FLOSSI LIFE ESTATE
16431 US HIGHWAY 441
ALACHUA, FL 32615

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

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16916 NW 174TH TER
ALACHUA, FL 32615

HUNTER KADERIAN
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ALACHUA, FL 32615

GONZALES FRANCES G
16816 NW 174TH TER
ALACHUA, FL 32615

JARMON DONNA LYNN
16817 NW 175TH TER
ALACHUA, FL 32615

CHIARELLI INVESTMENT CO
14707 NW 186TH AVE
ALACHUA, FL 32615

HART ROBERT C & JENNIFER C
16804 NW 173RD TER
ALACHUA, FL 32615

WALDRON KRISTIE DENISE
16728 NW 174TH TER
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
703 NE 1ST STREET
GAINESVILLE, FL 32601

GREEN THOMAS RYAN & JOAN M
16722 NW 174TH TER
ALACHUA, FL 32615

WHELPTON PETER & LINDA
17431 SW 65TH CT
SOUTHWEST RANCHES, FL 33331

FOLLANSBEE KYLE F & MELISSA D
16717 NW 172RD TER
ALACHUA, FL 32615

ROBINSON GREGORY LEE
16710 NW CR 235A
ALACHUA, FL 32615

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

COONS & NEEBLING
16710 NW 174TH TER
ALACHUA, FL 32615

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
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ALACHUA, FL 32615

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SMYDER TOYO A HEIRS
PO BOX 1067
HIGH SPRINGS, FL 32655

SMYDER CHARLES R SR SUCCESSOR TRUSTEE
PO BOX 842
ALACHUA, FL 32616

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

SMITH CECIL WILSON & COURTNEY ERIN
17042 NW 188TH ST
HIGH SPRINGS, FL 32643

WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

HOWSE & HOWSE
34836 BRIDGE ST
LIVONIA, MI 48152

BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS, FL 32643

LANG, VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

CASON BART E & LINDA J LIFE ESTATE
18942 NW 170TH LN
HIGH SPRINGS, FL 32643

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

DADANT AND SON INC
PO BOX 888
HIGH SPRINGS, FL 32655

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held regarding a Planned Development rezoning application on ±308 acres in the City of Alachua, requesting to rezone the property from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent of the PD is a mixed-use project with single-family and multi-family residential and nonresidential uses. The property is designated with Moderate-Density Residential, Medium-Density Residential, and Community Commercial Future Land Use classifications.

The property is located west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes Alachua County Tax Parcels 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6.

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 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (386) 518-5113
Email: craigb@chw-inc.com

CHW
Professional Consultants

The Hipp delivers fiery version of 'Fahrenheit 451'

Ron Cunningham
Sun theater critic

What happened? How did we get here? Where are we?

Listen, if life imitates art more than art imitates life — and I won't argue with Oscar Wilde — then it's fair to say that the Hippodrome has kicked off its 50th season with an artistic offering that is as appropriately depressing as ...

... well, as American life has become since COVID forced us all into isolation one from another.

That's not to scare anyone away from the Hipp's production of Ray Bradbury's "Fahrenheit 451." Sometimes a dose of downer is exactly the anti-depressive needed to confront life's ugly realities. And the Hipp's ensemble delivers up Bradbury's dystopian drama about government book burners with verve and, yes, fire.

"Kerosene. Isn't that a kind of perfume?" This from fireman Montag, who waxes poetic about the seduction of incineration. "We were born of fire!"

But then he watches a woman immolate herself and her hidden library rather than let the firemen do their jobs. But not before she hands Montag a single, slim volume and changes his destiny.

Niall McGinty's range allows him to easily make Montag's painful but inevitable transition from arrogance to uncertainty to introspection and, finally, realization and defiance.

Watching his narcotized wife Mildred (Katelyn Crall) gaze with vapid content at "The Mildred Show" on their wall-sized TV, it begins to dawn on Montag that force isn't really essential to suppress thinking and dissent. In an age of media saturation, too many of us go down that road voluntarily.

"I wish we had two TV walls instead of one," Mildred sighs.

But if there is an incendiary force in this production it is found in the person of David Patrick Ford's fire chief. Ford is mesmerizing as Beatty, perhaps the last truly literate subversive still standing. He flaunts his bookishness with the confidence of one who knows that those around him simply won't get his sly references and innuendo.

When the firehouse crew decides to name their new robo-stalking hound Baskerville, fireman Black (Jay Nixon) innocently wonders "Wasn't there a book by that name?"

"Did you read it!" Beatty demands.

"No!" Black fairly recoils.

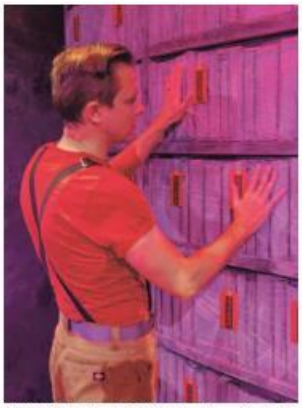
Not to be missed is Jacqueline St. Pierre's performance as the waiflish Alice, who with a few innocent questions in a courtyard encounter becomes Montag's muse. And pay attention to David Carey Foster's Faber, a timid professor who, in Wizard Of Oz fashion, becomes the man behind the curtain and literally has Montag's ear.

The production values with all of the requisite sound, fight and fury are up to Hipp standards. And this mixed cast of professionals and students once again validates the Hippodrome's partnership with the University of Florida's School of Theater And Dance.

"There is nothing worth knowing," Montag insists in the early moments of the play. If you walk out of the Hipp still believing that, you weren't paying attention.

For show times and ticket prices, see The Hippodrome's web site, thehipp.org.

Ron Cunningham is The Sun's theater critic.



Niall McGinty (Montag) in the Hippodrome Theatre's production of "Fahrenheit 451." A mixed cast of professionals and students once again take to the stage in Hippodrome's partnership with the University of Florida's School of Theater And Dance.
PROVIDED BY MICHAEL A. EADDY

Poll: Abortion not the biggest issues for Florida Hispanics

Stephany Matat
Palm Beach Post | USA TODAY NETWORK

A large majority of Florida's diverse Hispanic voters believe it's wrong to make abortion illegal, even if it goes against their personal beliefs. But the contentious issue ranks far below other topics, mainly inflation, gun violence and jobs, as top priorities heading into the midterm elections, according to a new poll released Thursday.

When asked what "the most important issues that elected officials should address," respondents ranked inflation/rising cost of living (53%) as one of their top three issues. Coming second was crime/gun violence (38%), followed by jobs/economy (36%), health care (21%) and climate/environment (16%).

Abortion, at 15%, was tied with a lack of affordable housing/high rents and Social Security and Medicare.

But 70% of those surveyed agreed with the statement "no matter what my personal beliefs about abortion are, I think it is wrong to make abortion illegal and take that choice away from everyone else."

UnidosUS, the nation's largest Hispanic advocacy group, and Mi Familia Vota, a Latino civic engagement group that operates in seven states, including Florida, commissioned the poll of 400 eligible Latino voters in the Sunshine State. The margin of error was 4.5%. It was conducted between July 20 and Aug. 1.

"Hispanic voters in Florida overwhelmingly are concerned with pocketbook and economic issues as we get closer to the midterm election," said Jared Nordlund, Florida state director for UnidosUS.

The poll did not ask those interviewed if they would support restrictions on abortions or laws to allow abortions in cases of rape or incest.

The two organizations have done similar polling in Arizona, California, Colorado, Georgia and Pennsylvania — all competitive battleground states. Abortion ranked as the fifth-most important issue in the larger poll of 2,750 respondents in all six states, including Florida.

Florida's new 15-week abortion ban went into effect July 1. The law allows for exceptions if carrying the pregnancy to term would result in serious injury or death for the mother, or if the fetus has a fatal abnormality. There are no exceptions for pregnancies caused by rape or incest.

Democrats in Florida and nationwide are targeting abortion as a key campaign issue and believe it will drive more voters overall, including Hispanics, to back Democratic congressional candidates.

Congressional Democrats support a federal law to make abortion legal nationwide in the wake of the Supreme Court's decision this summer to overturn Roe v. Wade, the landmark 1973 ruling that made abortion legal. Republicans reject such a measure and support the court's ruling to allow states to determine the legality of abortion.

About 70% of Florida Hispanics believe abortion should not be made illegal, a new poll showed Thursday. JIM RASSOL/USA TODAY NETWORK-FLORIDA

The poll also found that a majority of Florida Hispanic voters (64%) believe the country is on the wrong track, a big hurdle for Democrats to win over Hispanics given that the party has controlled the White House, the U.S. House and Senate for the past two years.

About two-thirds of Hispanic voters polled said they do plan to vote in November.

Florida's more than 2.5 million Hispanic voters, who comprise about 18% of all voters, represent a key voting bloc. In 2020, the Hispanic vote in Florida took a dramatic turn when exit polls showed then-Democratic candidate Joe Biden won Latino voters by just seven points over President Trump, 53-46%.

That close margin allowed Trump to win the state handily. It also allowed the GOP to flip two congressional seats while tightening its grip on the state House and Senate in the Florida Legislature.

As a comparison, exit polls in 2016 showed Hillary Clinton clobbered Trump among Hispanic voters in Florida, winning 62-35%.

"How Latinos evolve as a bloc and electorate in Florida may well shape outcomes nationally. Both parties should be paying closer attention," said Gary Segura, the president and co-founder of BSP Research, which conducted the poll for the two Hispanic organizations.

The poll of Florida Hispanic eligible voters was conducted primarily online, with some live phone interviews in Spanish or English.

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Email: craigb@chw-inc.com

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Workshop Presentation

Briarwood Town Center

Planned Development Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 21, 2022

1

The purpose of the neighborhood meeting:

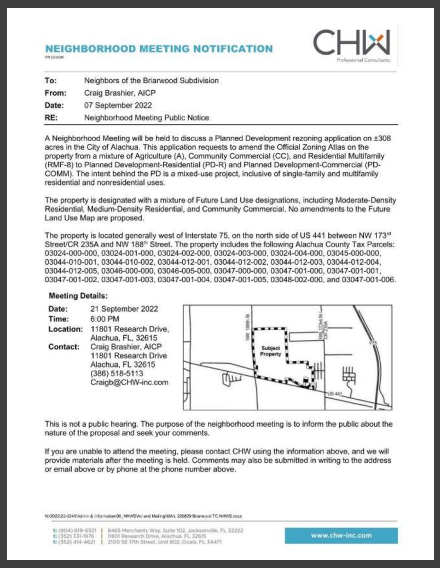
The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

This meeting provides the applicant with an opportunity to address questions prior to the application's submission.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW
Professional Consultants

To: Neighbors of the Briarwood Subdivision
From: Craig Brashier, AICP
Date: 07 September 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@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 your comments.

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

N:\2022\22-0246\Admin & Information\06_NRMSA\1 and Mailing\MA1_220829 Briarwood TC NHMS.docx

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2500 SE 17th Street, Unit 802, Ocala, FL 34471

www.chw-inc.com

Sun - 09/07/2022

The Hipp delivers fiery version of 'Fahrenheit 451'

Poll: Abortion not the biggest issues for Florida Hispanics

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Email: craigb@chw-inc.com

CHW

22-0246: Briarwood Town Center

CHW

3

REQUEST:

Rezoning Application

FROM: Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8)

TO: Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM)

22-0246: Briarwood Town Center

4

REZONING
ESTIMATED TIMELINE

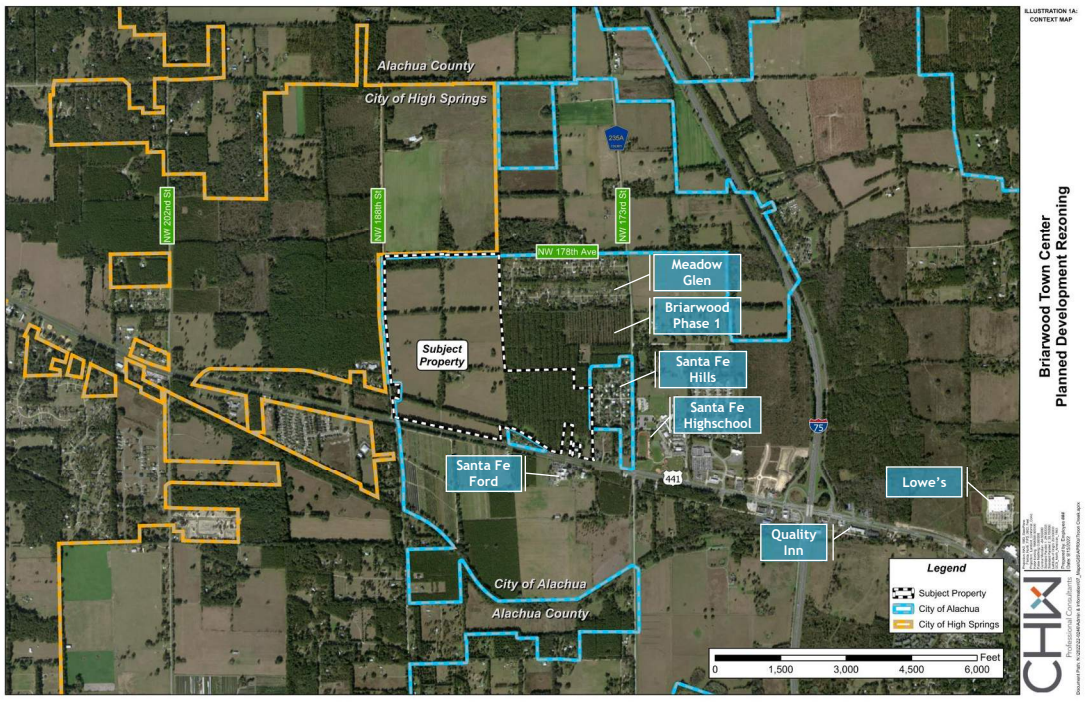
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	City Commission Public Hearing #1	City Commission Public Hearing #2
July 27, 2022	Sept. 21, 2022	Sept. 29, 2022	Oct. - Dec. 2022	December 2022 (Tentative)	January 2023 (Tentative)	Jan / Feb 2023 (Tentative)

22-0246: Briarwood Town Center

CHW

5

Context Map



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6

Aerial Map

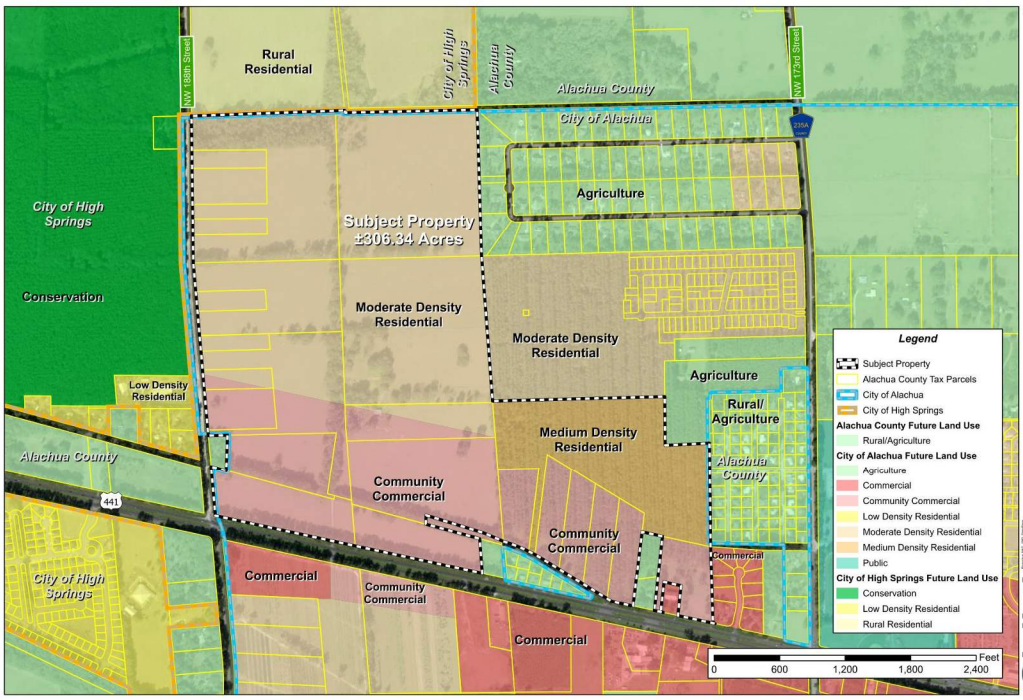
7

Future Land Use (FLU) Map

Moderate Density Residential (0-4 du/ac)

Medium Density Residential (4-8 du/ac)

Community Commercial



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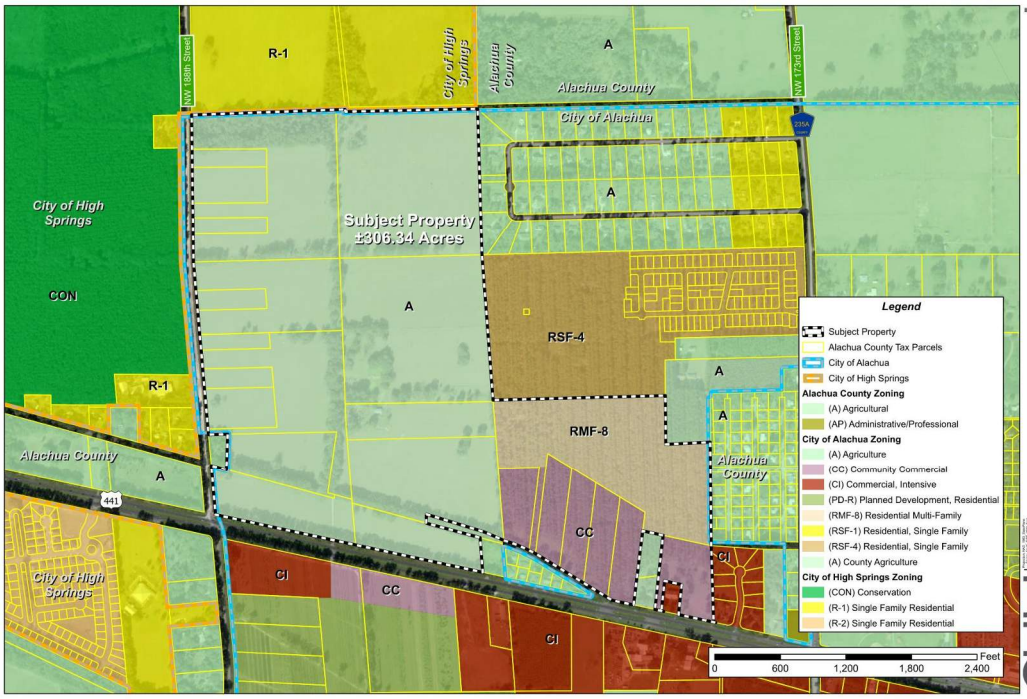
Zoning Map

Agriculture (A)

Residential Multifamily (RMF-8)

Community Commercial (CC)



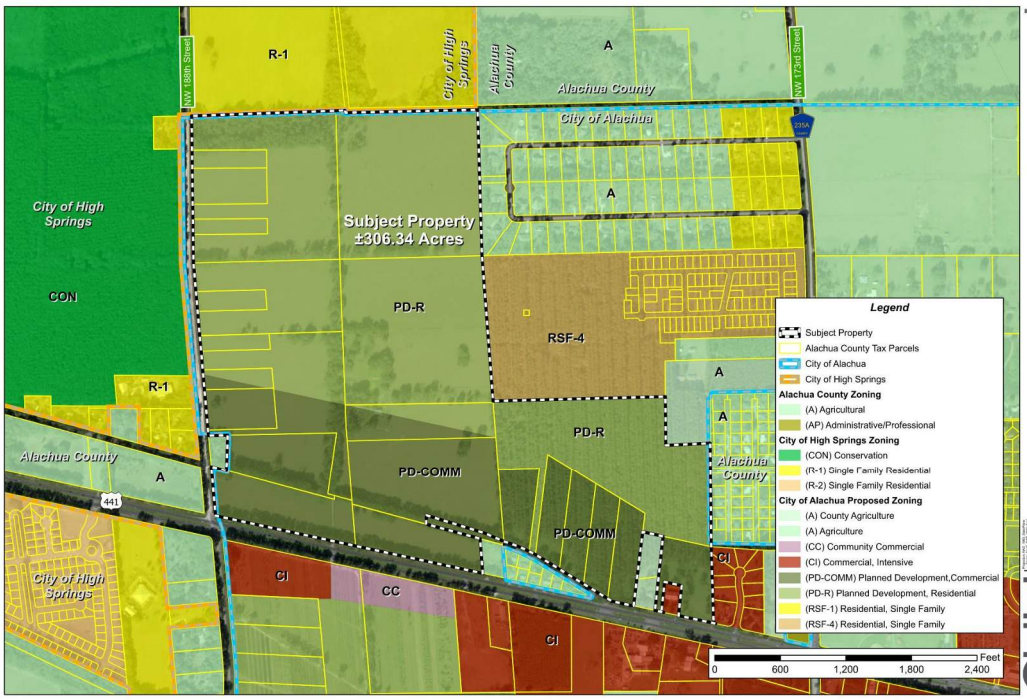
9

Proposed Zoning Map

Planned Development-Residential (PD-R) and

Planned Development-Commercial (PD-COMM)

Consistent with FLU categories



10

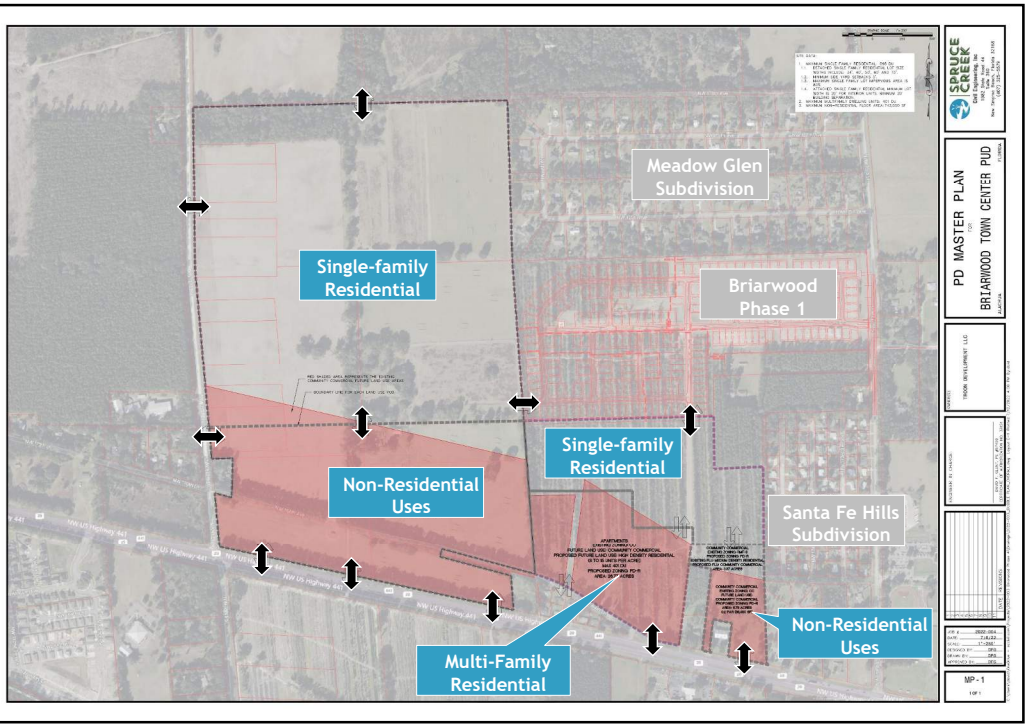
Preliminary Layout Plan

Proposed Entitlements:

780 SF Units (34'W to 75'W)

350 MF Units

500,000 S.F. Non-Residential (250,000 S.F. in initial TIA)



11

Contact Information

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

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Professional Consultants

12

Sign-in Sheet

SIGN-IN SHEET

Briarwood Town Center Neighborhood Meeting

22-0246

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: September 21, 2022 @ 6:00 PM

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

Re: Planned Development Rezoning Application

	Print Name	Street Address	Signature
1	RASANATH DASA	16916 NW 174th TERRACE – ALACHUA 32615	R. DASA
2	Kelly Bramlett	16825 NW 188th St. High Springs 32643	
3	Jennifer Hart	16804 NW 173rd Terr Alachua FL	
4	Debra Werner	16731 NW 173rd Ter. Alachua FL	Debra Werner
5	Wayne Werner	"	fishwife75@windstream.net
6	Robert Hart	16804 NW 173rd Ter Alachua FL	
7	Carly Maxwell	16658 NW 175th Ter	caproud@att.net
8			
9			
10			
11			
12			
13			

Two meeting attendees chose to not sign in, for a total of nine (9) public meeting attendees.

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Briarwood Town Center

22-0246

Event:	Neighborhood Meeting
Date/Time:	September 21, 2022 @ 6:00 PM
Place:	CHW Alachua Office, 11801 Research Drive, Alachua, FL, 32615
Re:	Briarwood Town Center Planned Development Rezoning

Applicant Attendees: Craig Rouhier; Craig Rouhier, Jr.
CHW Attendees: Craig Brashier, AICP; Seth Wood, AICP
Public Attendees: 9

CHW, on behalf of the applicant, hosted the required neighborhood meeting and presented the following: the application type and intent; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a preliminary conceptual layout. Questions and comments from the public attendees are listed below, with agent responses. Please note, these minutes are not meant to act as a verbatim transcript.

Question: Is this part of the Briarwood subdivision?
Response: This is a separate application on a separate timeline. In the broader picture, it will include an extension of and connection to the current Briarwood subdivision.

Question: Is the applicant the same developer as the Briarwood subdivision?
Response: Yes, the applicant is also the developer, but not the homebuilder, of the Briarwood subdivision.

Question: Why is a Planned Development zoning being pursued as opposed to straight zoning?
Response: The PD mechanism is being employed to allow for a more holistic, mixed-use development approach, in contrast to the piecemeal, strip-style development straight zoning may yield. The PD also allows a blending of density for residential development across the project site.

Question: Are you under contract to purchase these properties?
Response: The applicant is only under contract to purchase the portion of the subject property to be rezoned to Planned Development-Residential (PD-R). The applicant will not control the end users on the portion of the property to be rezoned to Planned Development-Commercial (PD-COMM).

Question: Where will the primary ingress/egress to this development be and how will it be constructed?
Response: Primary ingress/egress will be on US 441. The form this will take—be it a signalized intersection, a roundabout, or something else—will be determined based on the Traffic Impact Analysis (TIA) and through coordination with the Florida Department of Transportation (FDOT).

Question: Where will other access points be and how will they be constructed?
Response: Additional planned access points include at least one on the subject property's western boundary onto NW 188th Street; two connection points into the Briarwood subdivision; one on the subject property's northern boundary; and additional limited access points onto US 441 on the subject property's southern boundary. The form these US 441 connections will take will be determined by FDOT, but all the roadway access points other than the primary access point are expected to be right in/right out only. Ultimately, the TIA will determine the best location for and form of access points.

Question: Will any access points be provided into Santa Fe Hills?
Response: The applicant has no intention of imposing access points onto the Santa Fe Hills community. It is not anticipated to be required.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
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Question: The segment of US 441 near Santa Fe High School is dangerous. How will this development impact that?
Response: Traffic impacts are considered as part of the TIA. The results of this analysis will indicate necessary improvements.

Question: Will improvements be made to County Road 235A?
Response: The modeling conducted as part of the Traffic Impact Analysis will indicate what improvements are needed. All the roads being considered by the analysis are maintained by the County or the State. Coordination with the appropriate agencies will be conducted as well.

Question: What is the anticipated construction timeline?
Response: Full buildout is preliminarily estimated to take at least 10 years. A south-to-north buildout is anticipated. Each engineering application is anticipated to take 9 to 12 months just to complete the permitting process.

Question: 780 single family homes could mean many more children attending Alachua County Public Schools. What does the Alachua County School Board have to say about this?
Response: A school concurrency application will be submitted as part of our rezoning application package. A concurrency application is also required as part of all residential engineering applications. School capacity is determined at a County scale and is controlled by the School Board.

Question: How large will the backyard of each single-family dwelling unit lot be?
Response: That will depend on the lot size and house size.

Question: How tall will the multifamily dwelling units be?
Response: They will be a maximum of three stories. Multi-family units will not be placed adjacent to abutting single-family developments.

Question: Will a crime statistics analysis be conducted for the future multifamily housing?
Response: No, a crime statistics analysis will not be conducted as part of this rezoning application.

Question: I do not like the idea of this development potentially raising my property value, as it may also raise my property taxes.
Response: Your comment is noted.

Comment: I encourage you to provide a large amount of open space.
Response: Thank you for your comment.

Note: the setting aside of 20% open space is proposed as part of the PD.

Question: Where will community open space be located?
Response: That will be determined in the development master planning process.

Question: How will this impact Santa Fe Hills' private water source?
Response: The development will be served by the City's potable water supply, so no impacts to this private system are anticipated. Additionally, no hazardous materials that could cause issues with groundwater contamination will be placed onsite.

Question: How will potential impacts to the environment be determined?
Response: An Environmental Assessment has been conducted on the property. This report is being submitted as part of the rezoning application. Each engineering application will require subsequent environmental permitting.

The meeting was concluded at approximately 8:00 PM.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

BRIARWOOD TOWN CENTER

Justification Report

~~**October 3, 2022**~~

RESUBMITTED December 1, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Troon Creek 3 LLC
And property owners:
Eric & Joy Parker;
The Lillie Belle Jeffords Revocable Living Trust; and
Florida Timber Co.

Prepared by:
CHW

PN# 22-0246
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Table of Contents

1. Executive Summary 2
2. Statement of Proposed Change 4
3. Impact Analysis 7
4. Consistency with City of Alachua Comprehensive Plan 15
5. Consistency with the Land Development Regulations 23

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations 5
Table 2. Existing and Proposed Maximum Density Comparison 7
Table 3. Trip Generation Table 8
Table 4a. Projected Impacts on Affected Roadway Segments 3, 4, 5, 6, 7, and 8 10
Table 4b. Projected Impacts on Affected Roadway Segments 15, 16, and 17 11
Table 5: Maximum Development Potential Potable Water Impacts 12
Table 6: Maximum Development Potential Sanitary Sewer Impacts 12
Table 7: Maximum Development Potential Solid Waste Impacts 13
Table 8: Maximum Development Potential Public School Demand 13
Table 9: Maximum Development Potential Recreational Impacts 14

List of Figures

Figure 1: Aerial Map 4
Figure 2: Existing Future Land Use Map 5
Figure 3: Existing Zoning Map 6
Figure 4: Proposed Zoning Map 6
Figure 5: Projected Trip Distribution Map 9

1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, AICP
Date: ~~October 3, 2022~~ RESUBMITTED December 1, 2022
Re: Briarwood Town Center – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** Allow the development of a mixed-use master planned community.
Description of Location: Located along US 441, west of NW 173rd Street and east of NW 188th Street	
Parcel Number: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.	**Acres:** ±306.34 acres (ac) *(Source: CHW Survey)*

Existing Future Land Use (FLU) Classification:

Moderate Density Residential (0 to 4 dwelling units per acre) (±161.129 acres of property)
The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.

Medium Density Residential (4 to 8 dwelling units per acre) (±38.041 acres of property)
The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. This FLU category permits uses such as single-family dwelling units, townhomes, and apartments.

Community Commercial (±107.17 acres of property)
The Community Commercial land use category provides land for neighborhood and community scale goods and services, meant to serve adjacent neighborhood and residential uses.

The uses proposed on the Subject Property are allowed and consistent with the existing FLU classifications onsite.

<table>
<tr>
<td><u>Existing Zoning District:</u>
A: Agriculture
(±236.9 acres of property)
The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres.

CC: Community Commercial
(±32.6 acres of property)
The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.

RMF-8: Residential Multifamily
(±36.8 acres of property)
The RMF-8 district is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems.</td>
<td><u>Proposed Zoning District:</u>
PD-R: Planned Development-Residential District
(±199.17 acres of property)
The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space.

PD-COMM: Planned Development-Commercial District
(±107.17 acres of property)
The PD-COMM district is established to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate standalone uses.</td>
</tr>
<tr>
<td><u>Existing Zoning Max. Permitted Density</u>:
A: ±236.9 acres * 0.2 du/ac = ±47 dwelling units

RMF-8: ±36.8 acres * 8 du/ac = ±294 dwelling units

CC: No density prescribed.

Total: ±341 dwelling units

<u>Existing Zoning Max. Permitted Intensity:</u>
CC: ±32.6 acres * 0.5 FAR = ±710,028 square feet</td>
<td><u>Proposed Zoning Max. Permitted Density</u>:
Total: 948 dwelling units
Approx. overall density: 948 du/ ±219.17 acres = ±4.33 du/ac

<u>Proposed Zoning Max. Permitted Intensity:</u>
500,000 square feet of nonresidential uses</td>
</tr>
<tr>
<td colspan="2"><u>Net Change</u>
This rezoning request may allow an increase of up to ±607 net dwelling units compared to what is currently allowed by the onsite zoning districts, and a decrease of up to ±210,028 square feet compared to what is currently allowed by the onsite zoning districts.

The uses proposed on the Subject Property are allowed and consistent with the existing FLU classifications onsite.</td>
</tr>
</table>

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone ±306.34 acres of land in the City of Alachua from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

The intent of this PD-R/PD-COMM rezoning application is to allow for a mixed-use, master planned development, inclusive of single-family and multifamily residential dwelling units and nonresidential uses. Due to the unique nature of this development program, integrating a diversity of housing types and nonresidential uses in one cohesively planned whole, the Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM) zoning districts are requested. These zoning districts will be placed in accordance with the property's existing FLU classifications—Medium Density Residential, Moderate Density Residential, and Community Commercial.

The Alachua County Tax Parcels subject to this application are 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006. These will collectively be referred to as the *"Subject Property"* in this report. The Subject Property is located along the north side of US 441, west of NW 173rd Street and east of NW 188th Street. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

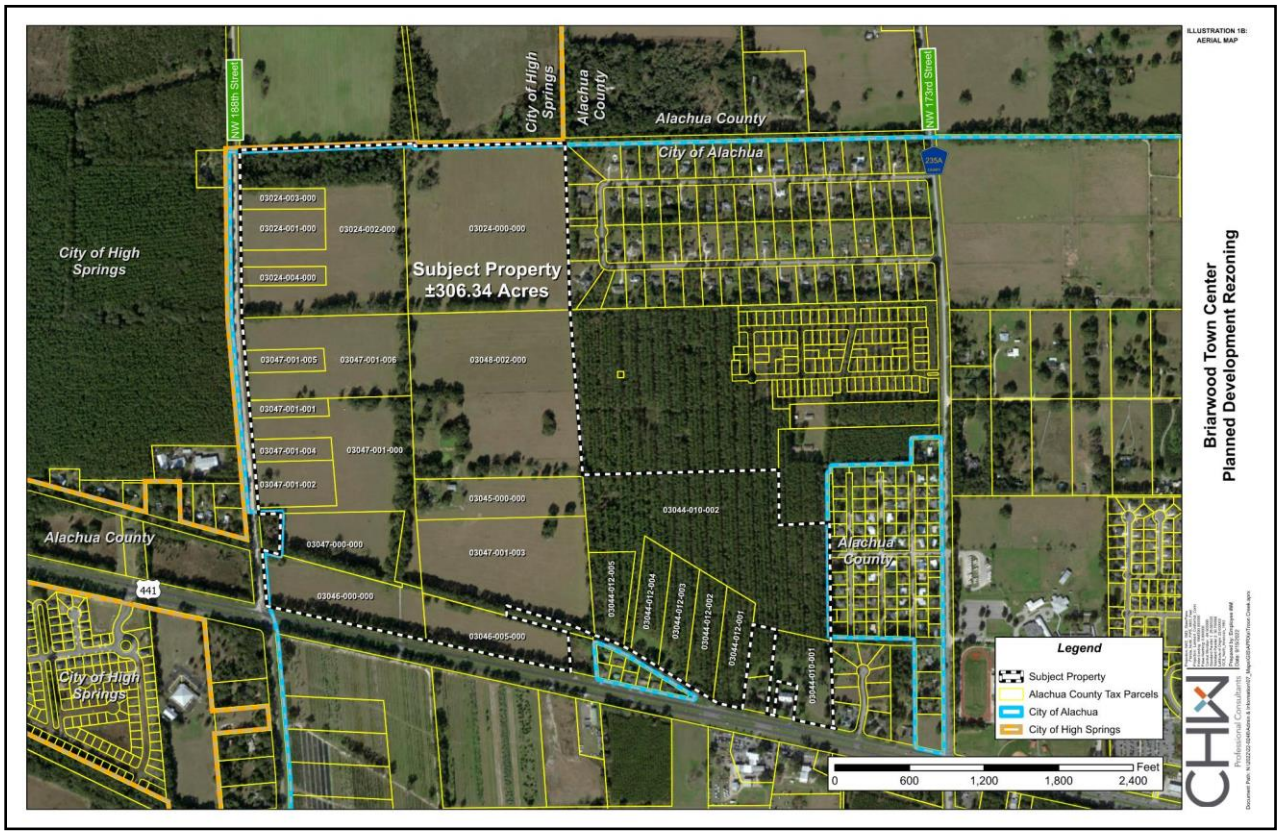

Figure 1: Aerial Map

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. The proposed zoning amendment is illustrated in **Figure 4**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Rural Residential (High Springs); Moderate Density Residential (Alachua); Agriculture (Alachua)	Single-family Residential (R-1)(High Springs); Single-family Residential (RSF-4)(Alachua); Agriculture (A)(Alachua)
East	Moderate Density Residential (Alachua); Agriculture (Alachua); Agriculture (County); Commercial (Alachua)	Agriculture (Alachua); Agriculture (A)(County); Single-family Residential (RSF-4)(Alachua) Commercial, Intensive (CI)(Alachua)
South	US 441 ROW; Agriculture (Alachua); Commercial (Alachua)	US 441 ROW; Commercial, Intensive (CI); Agriculture (A)(Alachua)
West	Agriculture (Alachua County); Suburban Residential (High Springs); Conservation (High Springs)	NW 188th Street ROW; Agriculture (County); Single-family Residential (R-1)(High Springs); Conservation (CON)(High Springs)

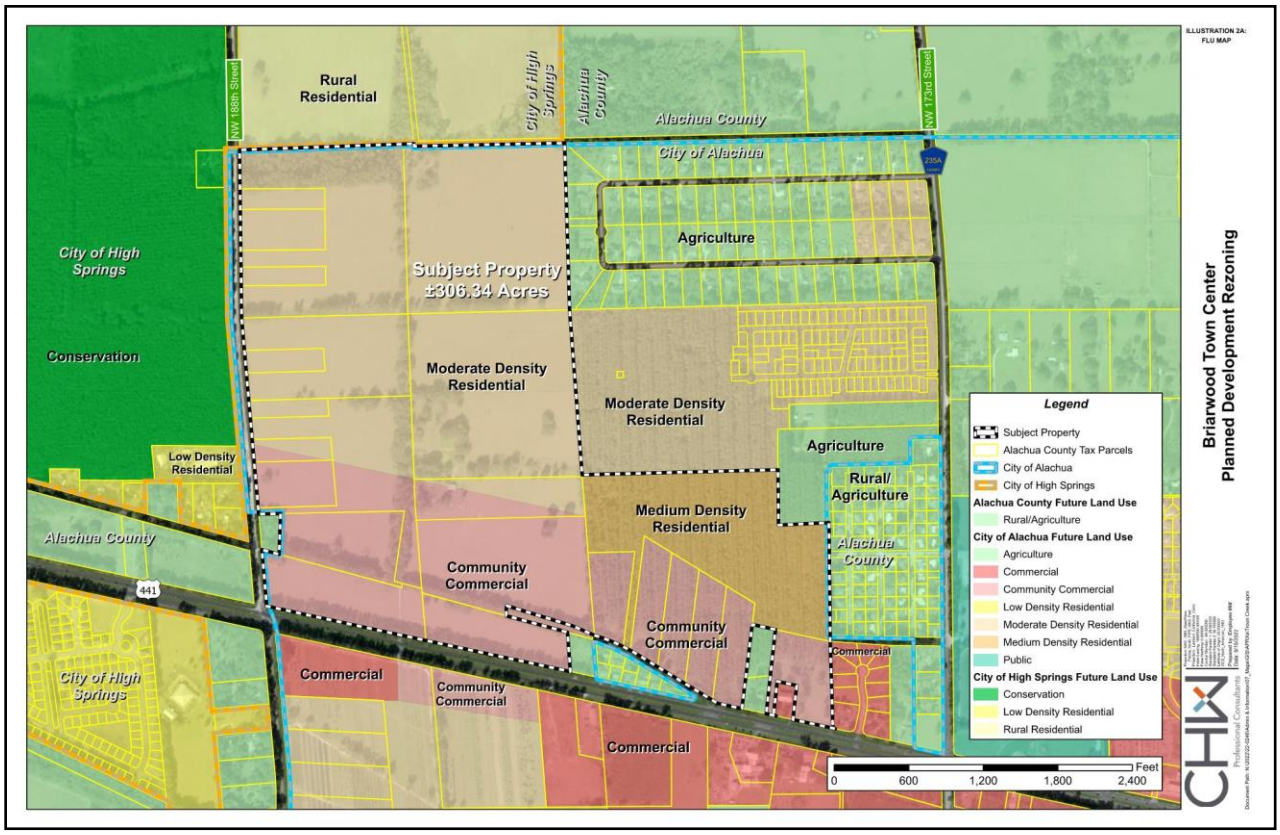

Figure 2: Existing Future Land Use Map

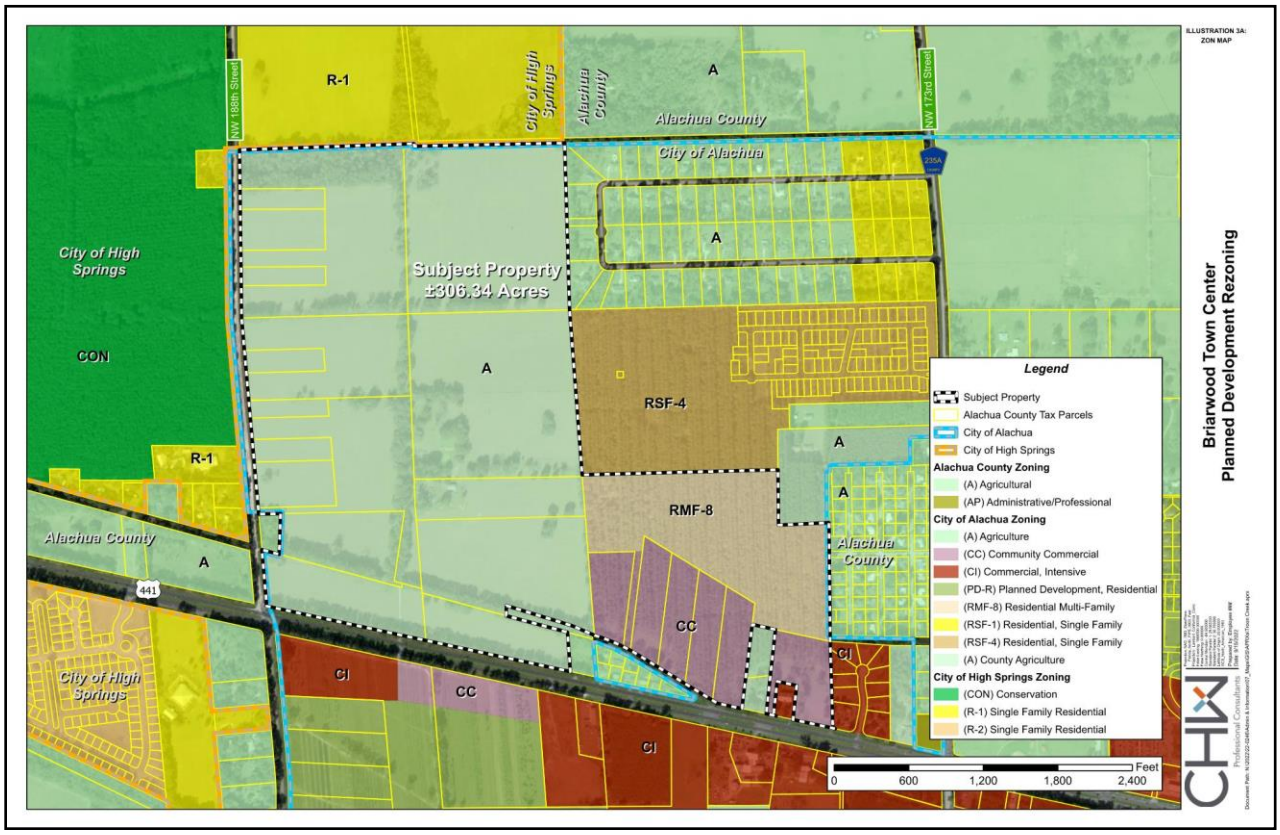

Figure 3: Existing Zoning Map

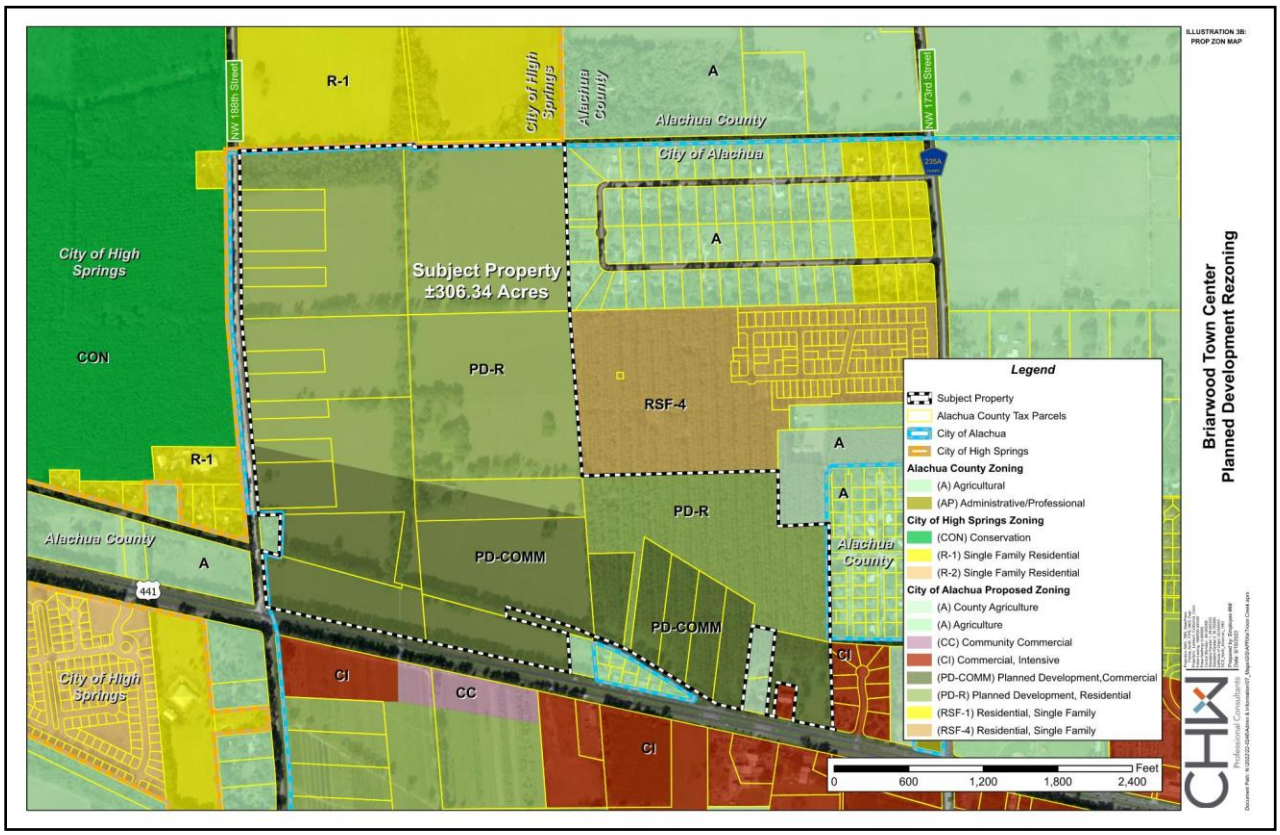

Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

This rezoning application requests to change the ±306.34-acre site's existing zoning designation from A, CC, and RMF-8 to PD-R and PD-COMM. The PD application in its entirety requests the following entitlements:

- 598 single-family dwelling units
- 350 standalone multifamily dwelling units
- 500,000 square feet of nonresidential building coverage

A Traffic Impact Analysis (TIA) submitted to the Florida Department of Transportation (FDOT) and Alachua County regarding the Subject Property considers 200,000 square feet of retail commercial use, and 50,000 square feet of office space. This delineation of nonresidential uses is what is immediately planned for the Subject Property at this time. Should future development of the Subject Property exceed this cumulative 250,000 square feet of nonresidential development, a new Traffic Impact Analysis is required to be conducted accordingly.

Nonresidential development on the PD-COMM portion of the Subject Property will not exceed 500,000 total square feet, in accordance with provided PD conditions.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Data for subsequent tables are from the City of Alachua September 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density	Proposed Maximum Permitted Density
Existing Max. Permitted Density: *A:* ±236.9 acres * 0.2 du / ac = ±47 dwelling units *RMF-8:* ±36.8 acres * 8 du/ac = ±294 dwelling units *Total:* ±341 dwelling units	*Total:* 948 dwelling units *Approx. overall density:* 948 du/ ±219.17 acres = **±4.33 du/ac**
Existing Maximum Permitted Intensity	**Proposed Maximum Permitted Intensity**
CC: ±32.6 acres * 0.5 FAR = ±710,028 square feet	500,000 square feet
This rezoning request may allow an increase of up to **±607 net dwelling units** compared to what is currently allowed by the onsite zoning districts, and a ***decrease*** of up to **±210,028 square feet of non-residential uses** compared to what is currently allowed by the onsite zoning districts.	

Roadways / Transportation

Table 3. Trip Generation Table

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	598	5,230	379	99	280	534	336	198
Single-Family I.C. trips			352	7	2	5	56	45	11
Single-Family Trips with I.C. Reduction			4,878	372	97	275	478	291	187
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
MultiFamily I.C. trips			206	4	1	3	33	26	7
Multifamily Trips with I.C. Reduction			2,113	127	30	97	138	82	56
Residential Total trips			**7,549**	**510**	**130**	**380**	**705**	**444**	**261**
Residential Total Trips with I.C. Reduction			**6,991**	**499**	**127**	**372**	**616**	**373**	**243**
Residential Total I.C. Trips			558	11	3	8	89	71	18
Shopping Center (>150k)	820	400.000	16,308	370	229	141	1,531	735	796
Shopping Center trips with I.C. reduction =			15,429	355	221	134	1,428	709	719
Shopping Center I.C. trips =			879	15	8	7	103	26	77
Pass-by = 19%[1]			2,932	67	42	25	271	135	136
General Office	710	100.000	1,160	167	147	20	166	28	138
General Office trips with I.C. reduction =			958	151	137	14	124	7	117
General Office I.C. trips =			202	16	10	6	42	21	21
Total			**25,017**	**1,047**	**506**	**541**	**2,402**	**1,207**	**1,195**
Gross Trips with I.C. applied			**23,378**	**1,005**	**485**	**520**	**2,168**	**1,089**	**1,079**
Net New Trips (with I.C. and Pass-by Reduction Applied)			**20,446**	**938**	**443**	**495**	**1,897**	**954**	**943**

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 19% (GLA between 300 and 900 KSF) is used for all scenarios.

Conclusion: Approval of this application results in a potential for **20,446 new total daily trips**. Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress or nearest major intersection. Based on this, affected roadway segments were determined to be Segment Segments 3, 4, 5, 6, 7, 8, 15, 16, and 17. The calculations that led to this conclusion are demonstrated below, with affected segments highlighted:

Segment	Percent Trip Distribution Assigned	5% of Maximum Service Volume (MSV)	Trips Generated (ADT * %Distribution)	Trips Generated Subtracted from 5% MSV (if result is negative, segment deemed impacted)
1	2%	4,580	409	4,171
2	16%	4,580	3,271	1,309
3	13%	2,150	2,658	(508)
4	17%	2,285	3,476	(1,191)
5	37%	1,950	7,565	(5,615)
6	57%	1,950	11,654	(9,704)
7	67%	2,150	13,699	(11,549)
8	5%	720	1,022	(302)
9	3%	720	613	107
10	2%	720	409	311
11	0%	756	0	756
12	0%	756	0	756
13	3%	1,044	613	431
14	0%	756	0	756
15	14%	756	2,862	(2,106)
16	2%	756	409	347
17	8%	756	1,636	(880)

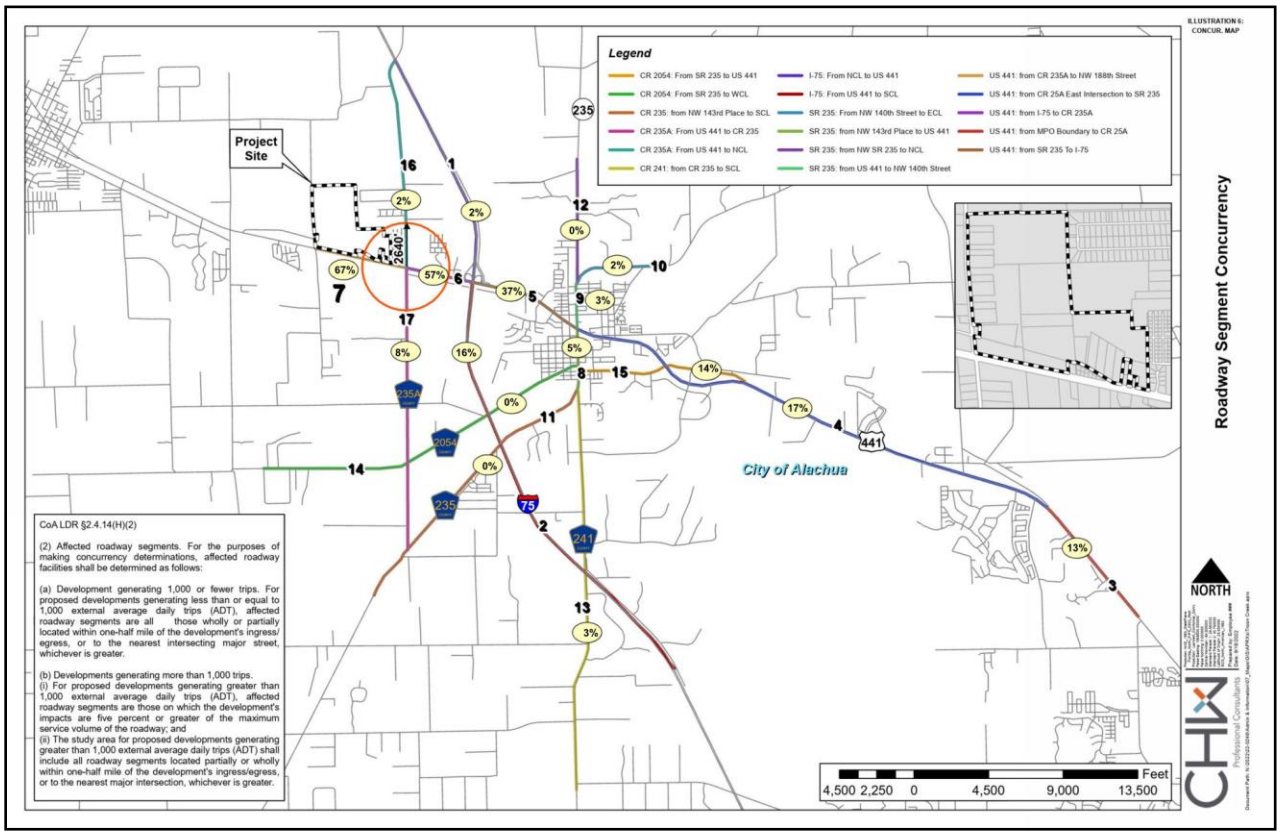

Figure 5: Projected Trip Distribution Map

Table 4a. Projected Impacts on Affected Roadway Segments 3, 4, 5, 6, 7, and 8

AADT / PM Peak												
Traffic System Category	**Segment 3**		**Segment 4**		**Segment 5**		**Segment 6**		**Segment 7**		**Segment 8**	
	US 441		**US 441**		**US 441**		**US 441**		**US 441**		**SR 235**	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
Maximum Service Volume[1]	43,000	3,870	45,700	4,110	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic [1]	20,000	1,800	18,230	1,732	22,581	2,145	27,914	2,652	22,250	2,114	9,400	893
Reserved Trips[1]	43	5	6,861	581	3,251	269	2,593	207	1,565	129	5	1
Available Capacity[1]	22,957	2,065	20,609	1,797	13,168	1,096	8,493	651	19,185	1,627	4,995	396
Projected Trip Generation[2]	2,658	247	3,476	322	7,565	702	11,654	1,081	13,699	1,271	1,022	95
Residual Capacity with Zoning Approval	**20,299**	**1,818**	**17,133**	**1,475**	**5,603**	**394**	**(3,161)**	**(430)**	**5,486**	**356**	**3,973**	**301**

1. Source: City of Alachua September 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 3: 13%
    - Segment 4: 17%
    - Segment 5: 37%
    - Segment 6: 57%
    - Segment 7: 67%
    - Segment 8: 5%

Table 4b. Projected Impacts on Affected Roadway Segments 15, 16, and 17

AADT / PM Peak						
Traffic System Category	**Segment 15**		**Segment 16**		**Segment 17**	
	CR 2054 East		**CR 235A**		**CR 235A North**	
	From SR 235 to US 441		From US 441 to North City Limits		From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic [1]	2,788	265	1,402	133	5,302	504
Reserved Trips[1]	2,179	157	816	85	112	12
Available Capacity[1]	10,153	937	12,902	1,141	9,706	843
Projected Trip Generation[2]	2,862	266	409	38	1,636	152
Residual Capacity with Zoning Approval	**7,291**	**671**	**12,493**	**1,103**	**8,070**	**691**

1. Source: City of Alachua September 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 15: 14%
    - Segment 16: 2%
    - Segment 17: 8%

Conclusion: When considering the theoretical impact of development on affected roadway segments as they exist today, all but Segment 6 maintains residual capacity. Segment 6, a portion of US 441, has low available capacity relative to other segments of US 441, likely due to its proximity to uses including Santa Fe High School and Publix. At time of development permitting, any necessary improvements to Segment 6 will be addressed to ensure adequate capacity is maintained.

Transportation improvement recommendations and considerations are provided as part of the TIA. The TIA will be reviewed and approved by Alachua County and FDOT, as all impacted roadways are maintained by these entities. The TIA suggests changes to various access points and advises considering the future roadway planned to provide a perpendicular connection where NW 164th Lane currently connects to US 441. It is understood that approval of this rezoning application *does not* constitute any reservation of roadway capacity.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Maximum Development Potential Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,309,417
Reserved Capacity[1]	**291,079**
Residual Capacity[1]	**699,504**
Percentage of Permitted Design Capacity Utilized[1]	**69.59%**
Projected Potable Water Demand from Proposed Project[2]	315,700
Residual Capacity after Proposed Project	**383,804**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            - *(100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons*
        ii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            - *400,000 sq. ft. * 0.1 = 40,000 gallons*
        iii. *Residential: 275 gallons / day / dwelling unit*
            - *948 dwelling units * 275 = 260,700 gallons*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water. *Approval of this rezoning application does not reserve capacity for the applicant.*

Table 6: Maximum Development Potential Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	758,000
Reserved Capacity[1]	265,540
Residual Capacity[1]	**476,460**
Percentage of Permitted Design Capacity Utilized[1]	**68.24%**
Projected Sanitary Sewer Demand from Proposed Project[2]	292,000
Residual Capacity after Proposed Project	**184,460**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            - *(100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons*
        ii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            - *400,000 sq. ft. * 0.1 = 40,000 gallons*
        iii. *Residential: 250 gallons / day / dwelling unit*
            - *948 dwelling units * 250 = 237,000 gallons*

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

It is acknowledged that the projected sanitary sewer demand of this project *at full buildout* would potentially increase the percentage of permitted design capacity utilized to 87.7% [(less actual treatment plan flows + reserved capacity + projected demand from project)/ treatment plant current permitted capacity]. The 85% threshold as established in Comprehensive Plan

Community Facilities Element Policy 1.1.d.(c) would theoretically be exceeded if all 948 dwelling units and 500,000 sq. ft. of nonresidential development were built today. However, development of the Subject Property will occur in phases over the span of years, rather than all at once, as calculated above. The developer will coordinate with the City of Alachua to ensure the necessary improvements are in place to handle the additional capacity. If capacity is not available, development permits will not be issued.

Table 7: Maximum Development Potential Solid Waste Impacts

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]	**2,894.3**	**528.21**

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.*
   a. *Formula used, residential: (948 du x 2.6 persons per du x .73 per capita) = **1,799.30 lbs.***
   b. *Formula used, nonresidential: (((12 lbs. / 1,000 ft^2/day * [500,000]) * 365)/2,000) = **1,095 lbs.***
   c. *Formula used, pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = **528.21 tons/year***

Conclusion: Solid waste facility capacity exists to adequately serve development of the Subject Property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Maximum Development Potential Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Single-family Residential	598	0.12	**72**	0.06	**36**	0.09	**54**
Multi-family Residential	350	0.06	**21**	0.03	**11**	0.03	**11**
Total	**948**	-	**93**	-	**47**	-	**65**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 93 elementary school-age children; 47 middle school-age children; and 65 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Maximum Development Potential Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	6.68
Available Recreation Acerage[1]	**75.02**
Proposed Recreational Impact[2]	12.32
Residual Recreational Capacity After Proposed Development	**62.7**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 948 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

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

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

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Portions of the Subject Property are within the Moderate Density Residential and Medium Density Residential FLU categories. This application requests the PD-R zoning district on these portions. This is an allowed use in both FLU categories, per list item 8. The proposed residential development to follow, a mixture of single-family detached, attached, and townhouse dwelling units and standalone multifamily dwelling units, aligns with the purpose and intent of both FLU categories.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;

2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Portions of the Subject Property are within the Community Commercial FLU category. This application requests the PD-COMM zoning district on these portions. Uses within the PD-COMM district will include shopping opportunities and office space, both of which provide goods and services at the community scale.

The Community Commercial FLU category is implemented by the PD-COMM zoning district. The definition of the PD-COMM zoning district provided in Land Development Regulations (LDR) §3.6.1.(B)(4) explicitly states that "the purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels *and as separate stand-alone uses*" (emphasis added). Consistent with this LDR allowance, a portion of the proposed PD-COMM area will be developed as stand-alone multi-family residential units. It is of note that none of the Comprehensive Plan policies addressing the City's Commercial Future Land Use Categories explicitly list standalone higher density residential uses, however the PD-COMM zoning district is the appropriate mechanism to allow such a use in a mixed-use master planned development. Thus, only via the PD mechanism can standalone multifamily residential development be achieved in this FLU designation.

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.

Development to follow approval of this rezoning application will adhere to all prescribed Design and Performance Standards, as applicable. Additionally, all pertinent criteria were incorporated into the PD-COMM portion of the PD Layout Plan, submitted with this application.

Policy 1.3.g: The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

A portion of the Subject Property falls within the Parker Mixed-Use Development. This area is delineated on the PD Master Plan. Nonresidential development within this area will not exceed the 250,000 sq. ft. maximum established in this policy.

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

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the PD Master Plan submitted with this application, residential development on the Subject Property will include a mixture of housing types, including single-family detached units and multifamily units. These will be offered at varying prices due to the unique nature of each dwelling unit type. Density will be blended across the entirety of the Subject Property.

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

No non-residential activities are being proposed within the PD-R portion of the Subject Property at this time. However, the PD-COMM zoning district is requested for portions of the property within the Community Commercial FLU category. The PD-R and PD-COMM

districts combined will provide the opportunity to improve quality of life by placing nonresidential activities relevant to daily living in close proximity to both the existing Briarwood neighborhood and the extension planned for the Subject Property.

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

The PD proposes setting aside 20% of the Subject Property as open space. This open space may include a range of uses, including recreation opportunities and stormwater management facilities.

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

Onsite transportation facilities will be designed to meet City standards.

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

The development to follow approval of this rezoning will conserve materials and financial resources as practicable through efficient design of infrastructure. The Subject Property is within a developed area of the City of Alachua. Thus, the costly extension of utilities is not necessary.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Commercial development on the Subject Property will include a functional mixture of nonresidential uses, including retail, commercial, and office offerings. A limited amount of standalone multifamily residential development will also be integrated into the PD-COMM area as allowed by LDR §3.6.1.(B)(4).

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.

Development of the property will adhere to all buffering standards as prescribed in Section 6.2 of the City's Land Development Regulations. Additionally, a 20-foot wide Type D Buffer will be put in place on the portions of the property abutting Alachua County Tax Parcel # 03047-002-000, to amply buffer the existing onsite single-family use, and a 40-foot wide Type D Buffer is proposed on the portions of the Subject Property abutting the Santa Fe Hills subdivision.

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

The proposed conditions of the PD include requiring a minimum of 20% of the Subject Property to be designated as open space. This open space will include a range of uses, including recreation opportunities and stormwater management facilities. The general location of open space is demonstrated on the PD Master Plan.

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.

Sections 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations. Section 3 of this report addresses the availability of facilities and resources.

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

There are no onsite National Wetlands Inventory (NWI)-delineated wetlands or Federal Emergency Management Area (FEMA) flood areas that would make this project site unable to support the proposed plan.

An Environmental Assessment Report was conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands.

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

There are currently seven (7) types of soils located onsite:

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

Onsite soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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

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

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

An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. There are no NWI-delineated wetlands on the property.

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.

An Environmental Assessment Report was conducted on the Subject Property. This report identified floral and faunal species occurring within the bounds of the Subject Property via both direct observations and indirect evidence. This assessment found no plant species listed as "threatened" or "endangered" by either the Florida Department of Agriculture (FDA) or the United States Fish and Wildlife Service (USFWS). No wildlife species identified on the Subject Property are listed in the Florida Fish and Wildlife Conservation Commission's (FFWCC) official list of Florida's Endangered Species, Threatened Species, and Special of Special Concern (June 2021).

When development plans are submitted, an inventory of listed species will be submitted as required.

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

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, only one facility—Segment 6 of the City's transportation network—may operate below the adopted level of service with the acceptance of this rezoning request. While this demonstrates a theoretical possibility, it is an unlikely reality. A TIA concurrently submitted to FDOT and Alachua County provides various recommendations and considerations for how to improve traffic in this portion of the City, and reminds that new roadways are planned for the future that have the potential to relieve pressure on Segment 6.

At time of development planning, roadway concurrency will be reexamined as a component of site plan approval.

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

Section 3 demonstrates how the proposed plan for the Subject Property will impact City of Alachua level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation facilities.

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

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

COMMUNITY FACILITIES ELEMENT

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

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

As demonstrated in Section 3 of this report, the projected sanitary sewer demand from a full buildout of the Subject Property as proposed would increase the City's wastewater facility to beyond 85% of permitted capacity design. This scenario contemplates full buildout of the Subject Property in one phase.

In reality, development of the Subject Property will occur in phases over the span of multiple years. It is assumed that, over time, facilities will be expanded, and additional capacity will become available. This expansion is anticipated to preclude the 85% threshold being exceeded.

This rezoning application does not request the reservation of system capacity; such a request will come in subsequent engineering applications. It is understood that capacity must be available for development permits to be issued.

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 seven (7) types of soils located onsite:

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

Onsite soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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

An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. There are no NWI-delineated wetlands on the Subject Property.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing thata)

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all pertinent Goals, Objectives, and Policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R and PD-COMM districts is compatible with the site's existing FLU designations, delineated by the Comprehensive Plan Future Land Use Map.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed in the following pages to ensure that the proposed rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The Subject Property is located on US Highway 441, proximate to both residential and nonresidential uses. The proposed PD-R and PD-COMM zoning mix implements a logical site layout, placing commercial opportunity along this a major commercial roadway and placing medium- and moderate-density residential development further north, closer to existing residential communities, including the Meadow Glen subdivision, the Santa Fe Hills subdivision, and the Briarwood subdivision. This gradient of density and intensity creates a logical, orderly transect on the Subject Property as one moves further from the intensity of US 441.

The PD zoning districts also allow for logical transportation development patterns via the master planning mechanism. The development to follow approval of this request will be master planned with internal connections to facilitate multimodal transportation, as well as connections to surrounding properties.

Furthermore, the proposed PD-R and PD-COMM zoning districts are aligned with the Subject Property's existing FLU classifications, ensuring development in accordance with the City's long-term vision for the area, as delineated by the Comprehensive Plan Future Land Use Map.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. Instead, this amendment seeks to allow for development along a major corridor in an area with existing and planned development nearby.

Adjacent to the PD-R portion of the Subject Property are multiple residential communities, including the Meadow Glen subdivision, the Santa Fe Hills subdivision, and the Briarwood subdivision, of which development of the Subject Property will be an extension.

The Subject Property's frontage on US 441 gives it easy access to an array of nonresidential developments, including the businesses that front US 441 and the businesses that make up the downtowns of both the City of Alachua and the City of High Springs. Additionally, the PD zoning districts ensure internal multimodal connectivity.

Development of the Subject Property would not constitute premature development, due to its proximity to existing utility infrastructure, residential development, and nonresidential opportunities.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The Subject Property is located on US 441 and NW 188th Street. Adjacent and nearby land uses include single-family residential development, conservation lands, institutional uses, and commercial uses. Adjacent and nearby zoning districts allow for a similar diversity, with Commercial, Intensive (CI)- and Community Commercial (CC)-zoned property to the Subject Property's south, and land zoned for single-family residential to the Subject Property's north.

The two zoning districts proposed—PD-R and PD-COMM—will align with the Subject Property's underlying FLU categories and the uses allowed or existing on adjacent and nearby lands. The delineation of the two PD districts will focus commercial and multifamily development near the higher-intensity US 441 corridor and focus single-family residential development further north, proximate to adjacent residential areas. This delineation will create a gradient of density and intensity, ensuring compatibility across the Subject Property.

Additionally, land use areas and buffers are placed strategically on the PD Master Plan to encode compatibility. Buffers and open space areas are proposed on portions of the property abutting existing residential uses, as well as along the western boundary near the conservation land to the west. The limited portion of the Subject Property proposed to include multifamily residential development is not adjacent to any existing residential communities. These compatibility measures will ensure minimal change to area residents' quality of life.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Potential traffic impacts are defined in greater detail in Section 3 of this report, as well as in a Traffic Impact Analysis submitted to Alachua County and the Florida Department of Transportation. This TIA provides informed recommendations on access management for the various impacted County and State roadways.

The densities and intensities of the two proposed PD zoning districts are in accordance with the Subject Property's underlying FLU categories, ensuring alignment with the City's long-term vision for the area and with the character of the area.

Building height and bulk are defined in the PD standards. These standards are compatible with the underlying FLU categories and the development pattern established by nearby single-family residential neighborhoods, which include land zoned RSF-1, RSF-4, and A. Additionally, the PD includes buffers on portions of the Subject Property abutting existing residential development, further bolstering compatibility.

No nuisances will be caused by the development to follow this request, as the proposed layout of the Subject Property places commercial uses on US 441, and places compatibly scaled residential uses in areas that abut residential property.

Approval of this application for PD-R and PD-COMM zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The portion of the Subject Property proposed for PD-R abuts existing residential development and land with single-family residential zoning. The uses permitted in the proposed PD-R district are exclusively single-family detached dwelling units, single-family attached dwelling units, and townhouses, as well as complementary residential amenities, except for a ±5-acre portion abutting the PD COMM-zoned area that also allows multifamily dwelling units. Development within the PD-R portion of the Subject Property will complement the established development pattern. A range of single-family detached lot sizes will be possible, and the established residential character will be maintained.

The portion of the Subject Property proposed for PD-COMM abuts US 441, and is across the right-of-way from land zoned CI and CC. The nonresidential uses proposed to be allowed in the onsite PD-COMM area align with those permitted in the CC zoning district. Commercial development on the portion of the Subject Property fronting US 441 will continue an established pattern of placing nonresidential opportunity on this major thoroughfare.

Overall, the uses permitted by the proposed amendments will complement, rather than deviate from, the established and allowed development pattern by facilitating the realization of the site's underlying FLU classifications and yielding a mixed-use development compatible both with its residential neighbors and abutting commercial thoroughfare.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

The proposed amendment will not encourage urban sprawl.

The PD mechanism allows for a cohesive, master planned built form across the property, taking into consideration existing area character and the densities and intensities prescribed by the City's Comprehensive Plan. The result will not be strip or ribbon commercial development, but rather, well-planned, cohesive, interconnected, multi-modal mixed-use development.

Rather than leap-frogging over vacant lands, development of the Subject Property will continue the Briarwood neighborhood as well as the established development pattern east of the Subject Property.

Rather than resulting in low-density single dimensional development, the inclusion of both the PD-R and PD-COMM districts within the Subject Property will create a multidimensional, mixed use development form, akin to successful Alachua County developments including Town of Tioga and Celebration Pointe.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Rather than creating a spot zoning, the proposed amendment will create zoning districts highly related to surrounding zoning districts. The portion of the Subject Property proposed for the PD-R zoning district abuts property in City of High Springs R-1 zoning district; City of Alachua RSF-4 zoning district; and residentially-platted agricultural property. The portion of the Subject Property proposed for the PD-COMM zoning district abuts US 441, the City's Corporate Corridor, and is across the street from property zoned CI and CC.

Additionally, the Subject Property is ±306.34 acres. The size of the property, combined with the fact that it will be developed in accordance with the proposed PD-R and PD-COMM conditions, preclude the risk of a spot zoning.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will connect to this utility system for the

intended development's potable water and wastewater needs. Notably, the force main installed for the initial phase of the Briarwood neighborhood includes a branch on the north side of US 441, inclusive of a stub-out for future connectivity.

The Subject Property is in the Duke Energy service area.

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significantly adverse impacts on the natural environment. An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. According to the most updated Federal Emergency Management Agency's (FEMA) data, no floodplain areas are within the property. According to the most updated NWI resource, there are no NWI-delineated wetlands on the property. In addition, onsite soils are generally conducive to development.

Onsite stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site.

Local noise and lighting pollution will be minimal, as the proposed residential development is not unlike the noise and light currently being generated from other nearby developments. Any noise or lighting generated by onsite commercial uses will not be out of place proximate to US 441, with its high traffic volumes and existing nonresidential uses.

Sec. 3.6. – Planned Development (PD) Districts.
3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

The proposed PD-R zoning is necessary to establish a range of possible lot sizes and allow for a diversity of single-family dwelling units onsite. The proposed PD-COMM zoning is necessary to accommodate a master-planned, traditional neighborhood-style nonresidential built form, and to allow for stand-alone multifamily residential development within the Community Commercial FLU category, which is only possible via the PD. This flexibility in use allocation and diversity is only possible with the PD mechanism.

2) *Greater freedom to provide access, open space and amenities*. Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

The PD mechanism will allow for greater freedom to provide open space onsite. This PD proposes designating 20% of the Subject Property as open space, dispersed across the property as a whole. Given the status of adjacent roadways, access will be provided in accordance with pertinent FDOT and County standards. A concurrently submitted TIA considering development of the Subject Property provides various informed recommendations on access management.

3) *Greater freedom to provide mix of uses and housing types*. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The PD will allow a greater freedom to provide a diversity of lot sizes and housing types for single-family dwelling units within one development. Stand-alone multifamily dwelling units will also be provided in a limited portion of the Subject Property that is part of the PD-COMM area consistent with LDR §3.6.1.(B)(4), increasing onsite housing diversity and placing residents proximate to nonresidential opportunities.

4) *Providing greater opportunity for more efficient land use patterns*. Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

This application requests both the PD-R and the PD-COMM zoning districts on the Subject Property so that the entire Subject Property can be designed as one mixed-use master planned development. The provision of a mixture of residential and nonresidential uses within the Subject Property efficiently uses the land. The gradient of uses created, with higher-intensity commercial development transitioning to single-family residential development as one moves north on the property from US 441, efficiently mixes uses in a manner compatible with the diverse context area. As demonstrated in Table 3 – Trip Generation Table, a degree of internal trip capture is anticipated within the site, demonstrating that some of the needs of residents onsite will be efficiently met by the nonresidential uses provided onsite.

5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

The proposed PD districts will promote quality design and environmentally-sensitive development through the incorporation of open space and landscaping into onsite development. No portion of the project site is within a FEMA flood hazard area. There are no NWI-delineated wetlands on the Subject Property, though an Environmental Assessment Report conducted on the property found two (2) small, isolated, excavated ponds on the southern portion of the site, containing man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands.

Development programming to follow approval of this application will take advance of special onsite characteristics as practicable.

6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

No increase in density or intensity relative to the Subject Property's underlying FLU categories is proposed with this application, though a blending of densities across the PD-R portion of the Subject Property is proposed, to accommodate a diversity of lot sizes and housing types.

350 stand-alone multifamily dwelling units are proposed on a limited portion of the Subject Property with PD-COMM zoning. This limited portion is delineated on the PD Master Plan as Development Area C. While multifamily dwelling units are permitted within the PD-COMM zoning district, per LDR Table 4.1-1., no density is provided for the land use category. Overall density of the Subject Property will be ±4.33 dwelling units per acre.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

The intent behind the PD-R portion of this application is to provide a mix of residential use types using innovative and creative design elements. The PD-R will provide for both single-family detached and attached residential development, fashioned in a Traditional Neighborhood Development-type style, akin to other Alachua County developments such as Town of Tioga and Celebration Pointe. Open space will also be provided for in an efficient manner, with 20% of the Subject Property overall proposed to be designated for open space. No commercial uses will be allowed in the PD-R portion of the Subject Property.

(4) *Planned Development-Commercial District (PD-COMM).* The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

The intent behind the PD-COMM portion of this application is to provide a mixture of retail and office development, in a style compatible with the underlying Community Commercial FLU category. Limited standalone multifamily residential uses are also intended to be integrated into the PD-COMM portion of the Subject Property as separate structures, complementing onsite nonresidential development.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

The submitted PD Master Plan identifies the general location of land uses and the mix of land uses. A condition proposed for the PD allows a certain degree of flexibility in land uses, provided the overall entitlements and development areas are not exceeded.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan requests 598 single-family dwelling units, 350 standalone low-rise multifamily dwelling units, a limited amount of residential amenities, and 500,000 sq. ft. of nonresidential development across the Subject Property. The location of these uses is consistent with the Subject Property's underlying FLU designations.

Please note, a TIA regarding development of the Subject Property only takes into consideration 250,000 sq. ft. of nonresidential development. Should this threshold be exceeded, a new TIA will be required.

(c) Identifies the general location of open space;

Open space is permitted in all land use areas within the Subject Property. The PD proposes designating 20% of the Subject Property as open space. The general location of this open space is demonstrated on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows proposed primary internal roadways. Neighborhood streets necessary for dwelling unit connectivity will be delineated in the platting process.

(f) Identifies on-site potable water and wastewater facilities; and

There are no on-site facilities at present. The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will

connect to these utility systems for the intended development's potable water and wastewater needs. The Utility Sheet of the PD Master Plan demonstrates the general location of the three (3) lift stations anticipated on the property. The ultimate location and quantity of lift stations, as well as the location of public water/sewer infrastructure, is subject to change based on final engineering design.

Notably, the force main installed for the initial phase of the Briarwood neighborhood includes a branch on the north side of US 441, inclusive of a stub-out for future connectivity.

The Subject Property is in the Duke Energy service area.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the utility maps provided as part of this application, the site is adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will connect to this utility system for the intended residential development's potable water and wastewater needs. Extension of utilities through the site will generally follow the design of the roadways.

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate Goals, Objectives, and Policies found within the City of Alachua Comprehensive Plan. In addition, the proposed amendment requesting PD-R and PD-COMM is compatible with the site's existing Moderate Density Residential, Medium Density Residential, and Community Commercial FLU categories.

(3) *Compatibility with surrounding residential areas.* Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Onsite residential density is in accordance with the Subject Property's existing Moderate Density and Medium Density Residential FLU classifications, and built form standards such as height, massing, and scale will complement adjacent development.

The portion of the Subject Property adjacent to the Meadow Glen subdivision is designated as open space. The portion of the Subject Property adjacent to the Santa Fe Hills subdivision is designated with a 40-foot Type D Buffer. Residential development of the Subject Property will be a continuation of the Briarwood subdivision, and is designated as PD-R. The development possible in PD-R is compatible in scale and form to existing development. No buffer is proposed adjacent to the Briarwood subdivision, as the applicant is also the owner and development of Briarwood phases 1-3.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Phase I of onsite development will include all proposed residential dwelling units and 250,000 sq. ft. of nonresidential uses. The remaining 250,000 sq. ft. of nonresidential development—of the proposed 500,000 sq. ft. allowed—will be built in a second phase.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is included as part of the PD Master Plan. It establishes a percentage-based system, with a 1:1 exchange rate between total residential units (948 dwelling units) and total nonresidential square footage (500,000 sq. ft.). Exchange between residential and nonresidential uses is capped at 10%.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Section 3 of this report demonstrates transportation concurrency calculations. Additionally, a TIA is concurrently submitted with this application.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As reflected in Section 3 of this report, maximum development potential will not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in Section 3 of this report, the City of Alachua currently possesses considerable excess acreage for local recreation activities. Additionally, the PD proposes designating 20% of the Subject Property as open space, which may include recreational uses.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in Section 3 of this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(7) *Planned development agreement.* Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±306.34 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended single-family uses are permitted within the proposed PD-R district. The uses are also consistent with the uses permitted within the site's underlying residential FLU categories. While Table 4.1-1 allows limited nonresidential uses within the PD-R zoning district, This PD proposes to limit development within the PD-R portion of the project site to single family detached, single family attached, and townhouse dwelling units, as well as complementary residential amenities.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This rezoning application requests to change the site's existing zoning designation to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU, at 0-4 dwelling units per acre, and Medium Density Residential FLU, at 4-8 dwelling units per acre. Density of the overall Subject Property also takes into consideration planned multifamily dwelling units in the PD-COMM portion.

The 598 dwelling units within the PD-R portion of the Subject Property are well within the allowed density of the underlying FLU classifications, as demonstrated in the calculations below:

- **Moderate Density Residential: ±161.129 acres * 4 du/ac = ±644 dwelling units**
- **Medium Density Residential: ±38.041 acres * 8 du/ac = ±304 dwelling units**
- **Total: 644+304 = ±948 dwelling units**

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless

they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards are detailed in the submitted PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development within the PD-R portion of the Subject Property are detailed in the submitted PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Minimum setbacks are detailed in the submitted PD Master Plan. In addition, a 40-foot Type D Buffer is proposed on the portion of the Subject Property abutting the Santa Fe Hills subdivision, and a 20-foot Type D Buffer is proposed on the portion of the Subject Property abutting the residential property Alachua County Tax Parcel # 03047-002-000, to further ensure computability.

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the development standards referenced in Table 3.6-1. shall be adhered to throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this report demonstrates that projected potable water and wastewater demand for development of the Subject Property will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Onsight transportation facilities will be designed to meet City standards.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

(D) *PD-COMM, Planned Development-Commercial District*

(1)Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that

creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±306.34 acres which far exceeds the ten-acre minimum identified in 3.6.3(D)(1) of the City LDR.

(2)Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Table 4.1-1 of the LDR shows that a broad range of office and retail uses are permitted within the proposed PD-COMM district. This PD proposes to limit the allowed uses within the majority of the PD-COMM portion of the property to exclusively nonresidential uses.

A limited portion of PD-COMM area is also proposed to contain standalone multifamily dwelling units. Per LDR §3.6.1(B)(4), multifamily dwelling units as separate, stand-alone uses are allowed in and consistent with the PD-COMM district.

(3)Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

This rezoning application requests to change a portion of the Subject Property's existing zoning designation to PD-COMM at an intensity less than the subject parcels' underlying Community Commercial FLU, which allows intensity up to 0.5 Floor Area Ratio (FAR) for parcels larger than five (5) acres. A total of 500,000 square feet of nonresidential floor space is requested for the PD-COMM portion of the Subject Property.

A ±20-acre portion of the Subject Property, designated PD-COMM, as well as a ±5-acre portion of the Subject Property designated PD-R, is proposed to include 350 multifamily dwelling units. Permitted density is not provided for the PD-COMM district or the Community Commercial FLU category; however, onsite density overall is approximately 4.33 dwelling units per acre (948 dwelling units spread across ±219.17 acres zoned for residential uses on the ±306.34 acres).

(4)Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards different from one of the underlying base zone districts, A, but similar to the other base zone district, CC, are requested as part of this PD-COMM rezoning. The CC dimensional standards are incorporated into the PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

Minimum dimensional requirements are detailed in the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks from adjacent residential development or zone districts.

The PD-COMM portion of the Subject Property does not directly abut existing residential development or zone districts.

(5)Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) *General development standards.* The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (section 6.1)	Inclusion in master parking plan
Landscape/tree protection (section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (section 6.4)	Inclusion in master lighting plan
Signage (section 6.5)	Inclusion in master sign plan
Open space (section 6.7)	Modifications prohibited
Environmental protection (section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

No modifications to the development standards listed in Table 3.6-3 are requested at this time. The applicant does propose 20% of the Subject Property be designated as open space, exceeding the 10% required per section 6.7.

(b) *Public facilities standards*. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i)*Potable water*. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable

water facilities/improvements will occur in a manner that complies with City laws.

(ii)*Wastewater*. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this report demonstrates that projected potable water and wastewater demand for development of the subject property will not cause City infrastructure to drop below its adopted LOS standards.

(iii)*Streets*. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a.The reduction or modification is necessary as a traffic-calming measure;
b.The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c.Access for emergency service vehicles is not substantially impaired;
d.Adequate off-street parking is provided for the uses proposed; and
e.Adequate space for public utilities is provided within the right-of-way.

Onsite transportation infrastructure will be designed to meet city standards.

(iv)*Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(v)*Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws.

The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)

Number of Units Number of Units

Level of Review

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 **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.12**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.06**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.09**	**High School Multiplier**	**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:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : **PROJECT #:**

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

Approved based upon the following findings (see 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:

Property Owner Name	Mailing Address	Tax Parcels
Eric J. Parker and Joy A. Parker Community Property Trust	PO Box 357133 Gainesville FL 32635	• 03047-001-000 • 03047-001-001 • 03047-001-004 • 03047-001-002 • 03047-000-000 • 03046-000-000
Florida Timber Co.	PO Bo 357133 Gainesville FL 32635	• 03024-001-000 • 03024-002-000 • 03024-003-000 • 03024-004-000 • 03044-010-001 • 03044-010-002 • 03044-012-001 • 03044-012-002 • 03044-012-003 • 03044-012-004 • 03044-012-005 • 03047-001-005 • 03047-001-006
The Lillie Belle Jeffords Revocable Living Trust	600 Parham Road Milledgeville, GA 31061	• 03024-000-000 • 03045-000-000 • 03046-005-000 • 03047-001-003 • 03048-002-000

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
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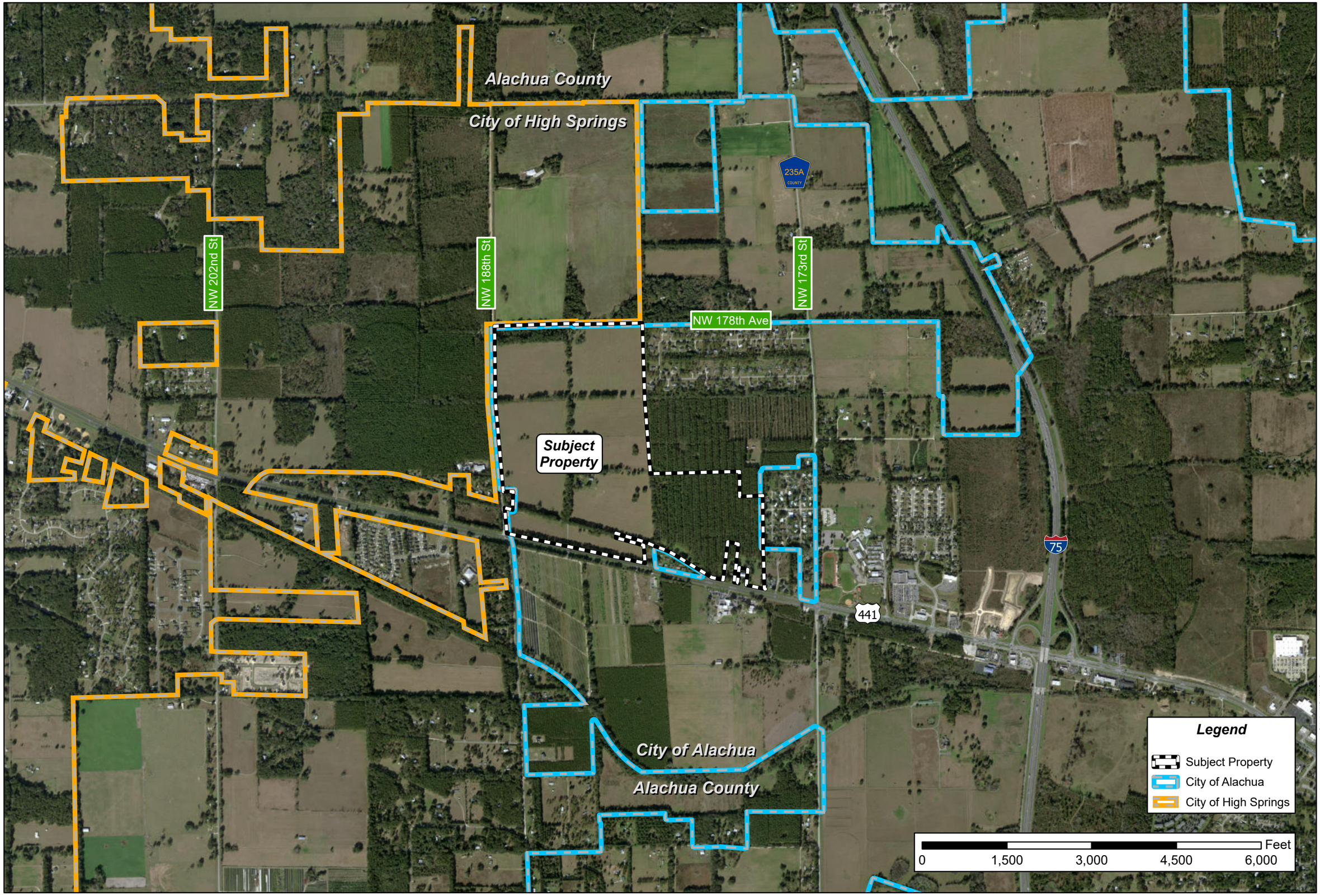
8. Public School Student Generation Form
9. **Map Set**
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

ILLUSTRATION 1A:
CONTEXT MAP

Briarwood Town Center
Planned Development Rezoning



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False Northing: 0.000000
Central Meridian: -84.333333
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 1B:
AERIAL MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street
NW 173rd Street
City of High Springs
Alachua County
City of Alachua
235A COUNTY
441

03024-003-000
03024-001-000
03024-002-000
03024-000-000
03024-004-000
Subject Property
±306.34 Acres
03047-001-005
03047-001-006
03048-002-000
03047-001-001
03047-001-004
03047-001-000
03047-001-002
03045-000-000
03044-010-002
03047-000-000
03047-001-003
03044-012-005
03044-012-004
03044-012-003
03044-012-002
03044-012-001
03044-010-001
03046-000-000
03046-005-000

Legend
- Subject Property
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

0 600 1,200 1,800 2,400 Feet

CHW Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000000000
Central Meridian: -84.500000000000
Latitude of Origin: 29.000000000000
Standard Parallel 1: 30.750000000000
Standard Parallel 2: 29.583333333333
Units: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRX\sITroon Creek.aprx

ILLUSTRATION 2A:
FLU MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street

NW 173rd Street

235A COUNTY

Rural Residential

City of High Springs

Alachua County

Alachua County

City of Alachua

Agriculture

Subject Property
±306.34 Acres

City of High Springs

Conservation

Moderate Density Residential

Moderate Density Residential

Agriculture

Low Density Residential

Rural/ Agriculture

Medium Density Residential

Alachua County

Alachua County

441

Community Commercial

Community Commercial

Commercial

City of High Springs

Commercial

Community Commercial

Commercial

Commercial

Legend

- Subject Property
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Future Land Use

- Agriculture
- Commercial
- Community Commercial
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- Public

City of High Springs Future Land Use

- Conservation
- Low Density Residential
- Rural Residential

0 600 1,200 1,800 2,400 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

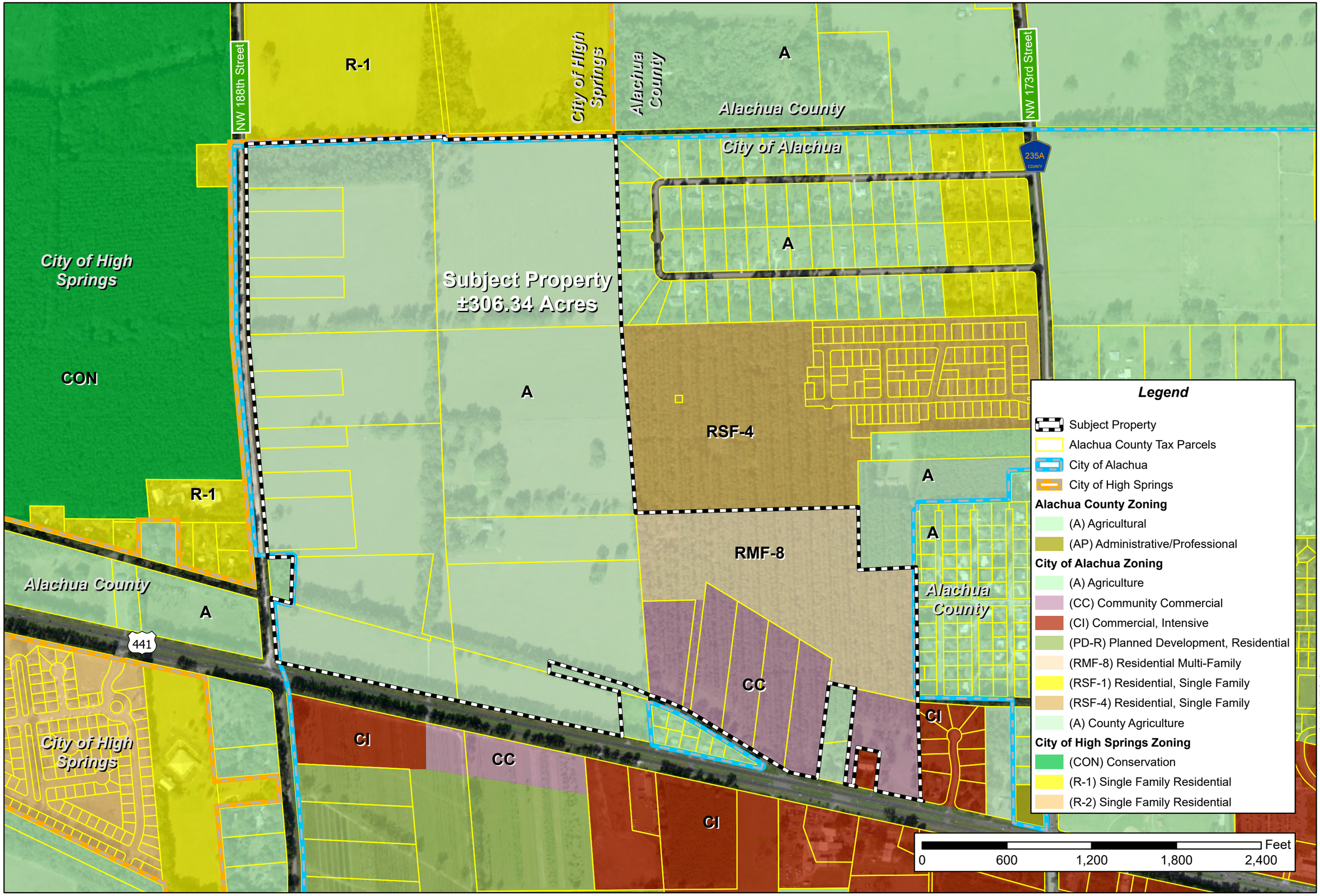
Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 3A:
ZON MAP

Briarwood Town Center
Planned Development Rezoning



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Latitude of Origin: 29.0000000
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Standard Parallel 2: 29.5833333
Linear Unit: Foot_US
GCS: North_American_1983

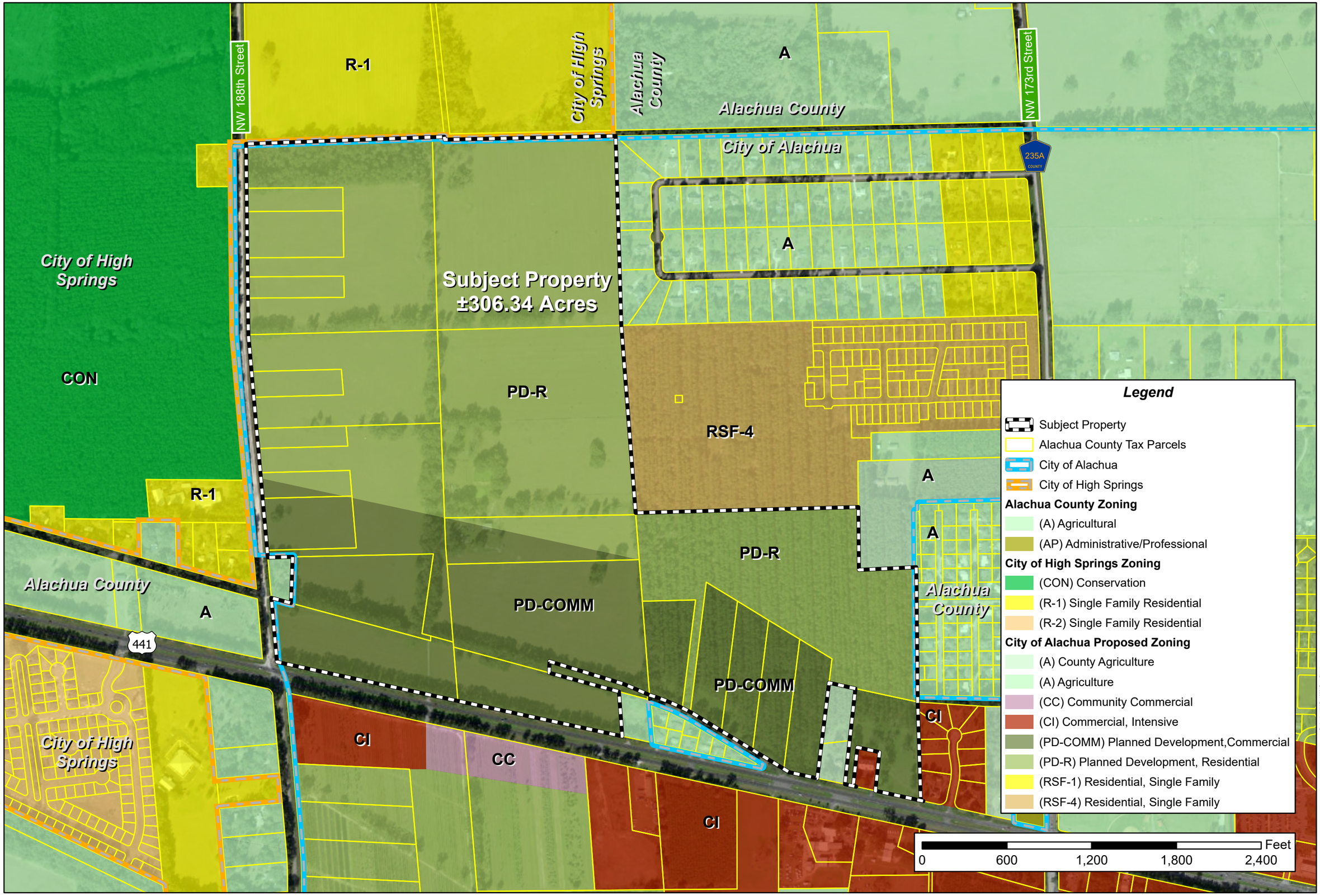
Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRX\Troon Creek.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Briarwood Town Center
Planned Development Rezoning



Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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False Northing: 0.000000
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Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 4:
ENV MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street

NW 173rd Street

235A COUNTY

441

Subject Property
±306.34 Acres

Flood Zone: X

Legend

- Subject Property
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

National Wetlands Inventory

- Permanently Flooded
- Seasonally Flooded

0 600 1,200 1,800 2,400 Feet

CHW
Professional Consultants

Projection: Mo_TM5_Regular
Projection: Mo_TM5_0900_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.0000000
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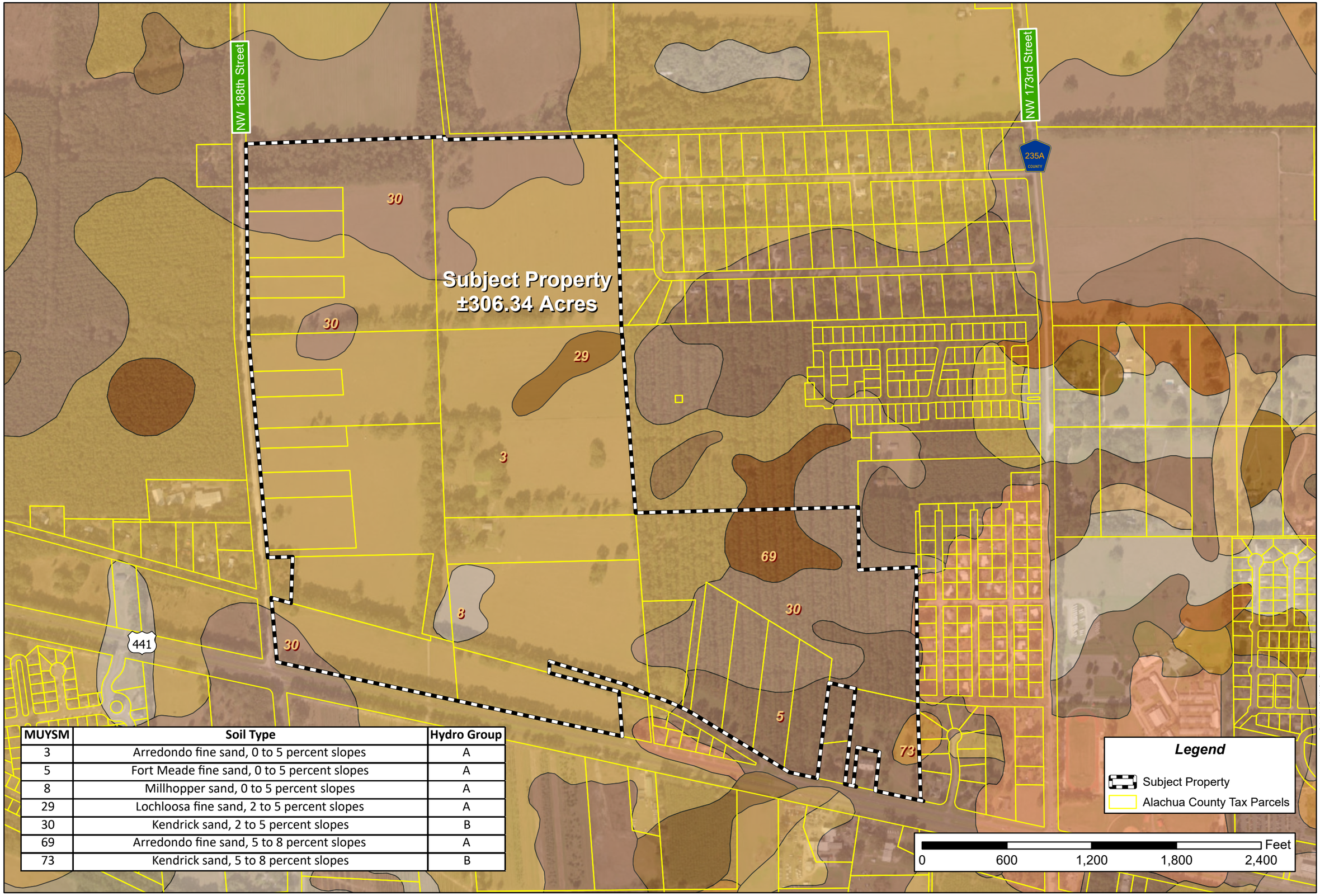
Central_Meridian: -84.3500033
Standard_Parallel_1: 30.7500000
Standard_Parallel_2: 29.5833333
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 5:
SOILS MAP

Briarwood Town Center
Planned Development Rezoning



MUYSM	Soil Type	Hydro Group
3	Arredondo fine sand, 0 to 5 percent slopes	A
5	Fort Meade fine sand, 0 to 5 percent slopes	A
8	Millhopper sand, 0 to 5 percent slopes	A
29	Lochloosa fine sand, 2 to 5 percent slopes	A
30	Kendrick sand, 2 to 5 percent slopes	B
69	Arredondo fine sand, 5 to 8 percent slopes	A
73	Kendrick sand, 5 to 8 percent slopes	B

Projection: NAD_1983_StatePlane_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.0000000
Central Meridian: -84.3333333
Standard Parallel 1: 29.5833333
Standard Parallel 2: 30.7500000
Latitude Of Origin: 29.0000000
GCS_North_American_1983

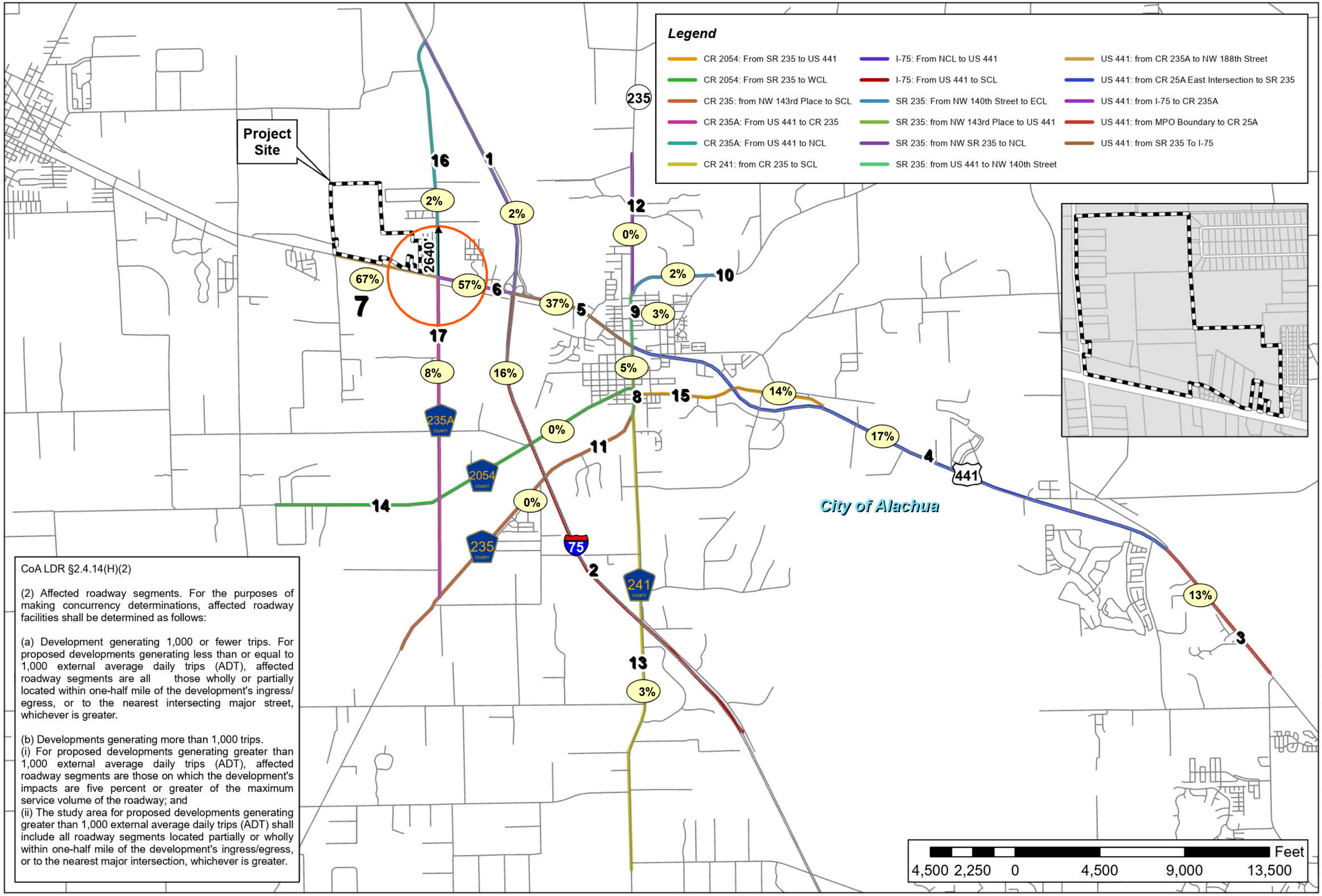
Prepared by: Employee ###
Date: 9/15/2022

CHW
Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency



Application Package
Table of Contents

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12. Traffic Impact Analysis

Bio-Tech Consulting Inc.
Environmental and Permitting Services

August 3, 2022

Craig Rouhier
Troon Creek, LLC
643 Egret Place Drive
Winter Garden, Florida 34787

Proj: Alachua County – US 441 Property; Alachua County, Florida
Sections 5 and 8; Township 8 South; Range 18 East
(BTC File #1036-07)
RE: Environmental Assessment Report

Dear Mr. Rouhier:

In July of 2022, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 308-acre Alachua County – US 441 Property. This site is located on the north side of Northwest US Highway 441 and on the east side of Northwest 188th Street (County Road Northwest 15), having a physical address of 16615 Northwest US Highway 441; within Sections 5 and 8, Township 8 South, Range 18 East, Alachua County, Florida (Figures 1, 2 and 3). The environmental assessment included the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna;
- delineation of the on-site wetland/surface water communities; and
- overview of potential development constraints.

SOILS

According to the Soil Survey of Alachua County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), seven (7) soil types occur within the site boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com www.bio-techconsulting.com

- **Arredondo fine sand, 0 to 5 percent slopes (#3)**
- **Fort Meade fine sand, 0 to 5 percent slopes (#5)**
- **Millhopper sand, 0 to 5 percent slopes (#8)**
- **Lochloosa fine sand, 2 to 5 percent slopes (#29)**
- **Kendrick sand, 2 to 5 percent slopes (#30)**
- **Arredondo fine sand, 5 to 8 percent slopes (#69)**
- **Kendrick sand, 5 to 8 percent slopes (#73)**

The following presents a brief description of these soil types mapped for the site:

Arredondo fine sand, 0 to 5 percent slopes (#3) is a nearly level to gently sloping, well-drained soil found in both small and large areas of uplands. Slopes are smooth to convex. Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. Surface runoff is slow. The water table in this soil is at a depth of more than 72 inches.

Fort Meade fine sand, 0 to 5 percent slopes (#5) is a nearly level to gently sloping, well-drained soil that is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres. Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown and the lower 14 inches is dark brown. The available water capacity is low to medium. The permeability is rapid. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

Millhopper sand, 0 to 5 percent slopes (#8) is a nearly level to gently sloping, moderately well drained soil found in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. This soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers,

moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Lochloosa fine sand, 2 to 5 percent slopes (29) is a gently sloping, somewhat poorly drained soil in the rolling uplands. Slopes are slightly convex. The water table that is about 30 to 40 inches below the surface for 1 to 4 months during most years. The water table rises to a depth of 20 to 30 inches for 1 to 3 weeks. The available water capacity is low to medium in the sandy surface and subsurface layers and medium in the subsoil.

Kendrick sand, 2 to 5 percent slopes (30) is a gently sloping, well-drained soil in the gently rolling uplands. The available water capacity is low in the surface and subsurface layers, medium in the upper 5 inches of the subsoil, and medium to high below this depth. Permeability is rapid in the surface and subsurface layers. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes (#69) is a well-drained soil that is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres. Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish brown subsoil extends to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface and subsurface layers and moderately slow in the loamy subsoil. Organic matter content is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Kendrick sand, 5 to 8 percent slopes (#73) is a sloping, well-drained soil usually in elongated areas on long slopes of uplands. The available water capacity is low in the sandy surface and subsurface layers and medium to high in the subsoil. Permeability is rapid in the sandy surface and subsurface layers, moderate in the upper part of the subsoil, and slow to moderately slow in the lower part. The water table is more than 72 inches below the surface.

Pursuant to the Hydric Soils of Florida Handbook, Fourth Edition (March, 2007), the Florida Association of Environmental Soil Scientists (FAESS) does not consider the main components or inclusions present in any of the soil types associated with the site to be hydric.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Alachua County US 441 Property currently supports six (6) land use types/vegetative communities (Figure 5). These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as

Residential, Low Density (110), Open Land (190), Row Crops (240), Oak – Pine - Hickory (423), and Disturbed Lands (740). The on-site wetland/surface water land use type/vegetative community is classified as Reservoirs, Less than 10 acres (534). The following provides a brief description of the on-site land use types/vegetative communities.

Uplands:

110 Residential, Low Density

The central portion of the site contained a rural residential homesite with one (1) occupied single-family residence that is most consistent with the Residential, Low Density (110) FLUCFCS classification. Associated ancillary structures observed within the area included a barn, shed, chicken coop, and two (2) feed silos. Vegetative species observed within the area included a canopy and sub-canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), southern magnolia (*Magnolia grandiflora*), Chinaberry tree (*Melia azedarach*), pignut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), viburnum (*Viburnum* spp.), Hercules club (*Zanthoxylum clava-herculis*), and crape myrtle (*Lagerstroemia* spp.); with an understory of bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), philodendron)*Philodendron* spp.), common ragweed (*Ambrosia artemisiifolia*), caesarweed (*Urena lobata*), beggar-ticks (*Bidens alba*), lantana (*Lantana strigocamara*), Virginia pepperweed (*Lepidium virginicum*), American beautyberry (*Callicarpa americana*), blackberry (*Rubus cuneifolius*), and assorted common landscaping plants and shrubs.

190 Open Land

The southern portion of the site contained an area of vacant and improved open land that is most consistent with the Open Land (190) FLUCFCS classification. Vegetative species observed within this portion of the site included bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), dogfennel (*Eupatorium capillifolium*), beggar-ticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), Mexican clover (*Richardia* spp.), blackberry (*Rubus cuneifolius*), hairy indigo (*Indigofera hirsuta*), purple passionflower (*Passiflora incarnate*), Virginia pepperweed (*Lepidium virginicum*), and broomsedge (*Andropogon virginicus*).

214 Row Crops

The majority of the site contained active agricultural lands with rows of planted watermelon (*Citrullus lanatus*) that are most consistent with the Row Crops (214) FLUCFCS classification. Other vegetative species observed within these areas included bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), dogfennel (*Eupatorium capillifolium*), beggar-ticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), Mexican clover (*Richardia* spp.), blackberry

(*Rubus cuneifolius*), hairy indigo (*Indigofera hirsuta*), rattlepod (*Crotolaria* spp.), purple passionflower (*Passiflora incarnate*), broomsedge (*Andropogon virginicus*), Hercules club (*Zanthoxylum clava-herculis*), prickly-pear cactus (*Opuntia humifusa*), caesarweed (*Urena lobata*), American beautyberry (*Callicarpa americana*), winged sumac (*Rhus copallinum*) and field sandspur (*Krameria lanceolata*).

423 Oak – Pine - Hickory

The northwestern portion of the site contained an oak-dominated forest community that is most consistent with the Oak – Pine - Hickory (423) FLUCFCS classification. Vegetative species observed within this community type included a canopy and sub-canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), pignut hickory (*Carya glabra*), eastern red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), Chinaberry (*Melia azedarach*), and loblolly pine (*Pinus taeda*); with an understory of saw palmetto (*Serenoa repens*), broomsedge (*Andropogon virginicus*), American beautyberry (*Callicarpa americana*), dogfennel (*Eupatorium cappillifolium*), common ragweed (*Ambrosia artemisiifolia*), shiny blueberry (*Vaccinium myrsinites*), beggar-ticks (*Bidens alba*), blackberry (*Rubus cuneifolius*), caesarweed (*Urena lobata*), eastern bracken fern (*Pteridium aquilinum*), blackberry (*Rubus cuneifolius*), tuberous sword fern (*Nephrolepis cordifolia*), gallberry (*Ilex glabra*), winged sumac (*Rhus copallinum*), lantana (*Lantana strigocamara*), greenbrier (*Smilax* spp.) and muscadine grapevine (*Vitis rotundifolia*).

740 Disturbed Lands

The southeastern portion of the site contained a former planted pine plantation that is currently most consistent with the Disturbed Lands (740) FLUCFCS classification. Based upon the on-site assessment conducted and a review of historical aerials, it appeared that all of the pine trees were harvested from this area subsequent to 2018. Vegetative species observed within this area included a scattered mixed canopy and sub-canopy of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), American sweetgum (*Liquidambar styracifliua*), pignut hickory (*Carya glabra*), eastern red cedar (*Juniperus virginiana*), earpod tree (*Enterolobium contortisiliquum*), Chinese tallowtree (*Sapium sebiferum*), Chinaberry tree (*Melia azerarach*), wax myrtle (*Myrica cerifera*), and winged sumac (*Rhus copallium*); with an understory of gallberry (*Ilex glabra*), common ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus cuneifolius*), dogfennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), American pokeweed (*Phytolacca americana*), pricklypear cactus (*Opuntia humifusa*), goldenrod (*Solidago* spp.), field sandspur (*Krameria lanceolata*), tuberous sword fern (*Nephrolepis cordifolia*), American beautyberry (*Callicarpa americana*), beggar ticks (*Bidens alba*), lantana (*Lantana strigocamara*), muscadine vine (*Vitis rotundifolia*), caesarweed (*Urena lobata*), eastern bracken fern (*Pteridium aquilinum*), Virginia pepperweed

(*Lepidium virginicum*), shiny blueberry (*Vaccinium myrsinites*), hairy indigo (*Indigofera hirsuta*), saltbush (*Baccharis halimifolia*), cogongrass (*Imperata cylindrica*) and sedges (*Carex* spp. and *Cyperus* spp.).

Wetlands/Surface Waters:

534 Reservoirs, Less than 10 acres

The central portion of the site contained two (2), small, isolated, excavated ponds and the southern portion of the site contained a man-made stormwater retention pond that appears to receive run-off directly from the US 441 right-of-way via a concrete drainage swale. All of these man-made ponds appeared to be constructed in uplands and most consistent with the Reservoirs (534) FLUCFCS classification. Vegetative species observed within these areas included coinwort (*Centella asiatica*), alligator weed (*Alternanthera philoxeroides*), wild taro (*Colocasia esculenta*), torpedograss (*Panicum repens*), marsh pennywort (*Hydrocotyle umbellata*), Peruvian primrose willow (*Ludwigia peruviana*) and knotweed (*Persicaria* spp.).

WILDLIFE AND PROTECTED SPECIES

Utilizing methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (July 2020), an assessment for "listed" floral and faunal species occurring within the site boundaries was conducted on July 1 and 5, 2022. The cursory survey included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021) that have the potential to occur in Alachua County (Table 1).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) was identified on the site during the assessments conducted. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians:
brown anole (*Norops sagrei*)
Cuban tree frog (*Osteopilus septentrionalis*)
eastern black racer (*Coluber constrictor*)
Florida leopard frog (*Lithobates sphenocephalus sphenocephalus*)
green anole (*Anolis carolinensis*)

Reptiles and Amphibians:
oak toad (*Anaxyrus quercicus*)
southern cricket frog (*Acris gryllus*)
southern toad (*Anaxyrus terrestris*)

Birds:
American Crow (*Corvus caurinus*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Great Egret (*Ardea alba*)
Mourning Dove (*Zenaida macroura*)
Northern Bobwhite (*Colinus virginianus*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Loggerhead Shrike (*Lanius ludovicianus*)
Red-shouldered Hawk (*Buteo lineatus*)
Swallow-tailed Kite (*Elanoides forficatus*)
White-tailed deer (*Odocoileus virginianus*)

Mammals:
eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)

None of the above identified species are listed in FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021). The following provides a brief description of particular wildlife species as they relate to the development of the site.

***Gopher Tortoise* (*Gopherus polyphemus*)**
State Listed as "Threatened" by the FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by the FFWCC. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Alachua County have a possibility of occurring in this area as they are a gopher tortoise commensal species. These species include the eastern indigo snake

(*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed on the site at the time the wildlife assessments were conducted.

The site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 70% of the suitable gopher tortoise habitat present within the site boundaries. No gopher tortoises or gopher tortoise burrows were identified within the site. However, it is recommended to conduct a 100% gopher tortoise survey within 90 days prior to the start of construction activities, as a 100% gopher tortoise survey may be required by the FFWCC to confirm that no tortoises occupy the site.

It should be noted the FFWCC provides three (3) options for developers that have gopher tortoises on their site. These options include: 1) avoidance (i.e., maintain at least a 25-foot distance from construction activities), 2) preservation of habitat and 3) off-site relocation. If a gopher tortoise presence is confirmed on the site, a permit would be required through the FFWCC prior to any on-site construction activities. Based on the expected site development plan, the likely option for resolving a potential gopher tortoise issue is off-site relocation and would require that any gopher tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site.

***Eastern Indigo Snake* (*Drymarchon couperi*)**
Federally Listed as "Threatened" by USFWS

The Eastern indigo snake (*Drymarchon couperi*) is listed as Threatened by USFWS, based on dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida; in northern Florida and southern Georgia, it primarily occurs in sandhill habitats.

No evidence of eastern indigo snakes was observed within the site during the wildlife survey conducted by BTC. The site does not contain an abundance of gopher tortoise burrows, holes, cavities and other refugia to support this species nor does it contain suitable xeric eastern indigo snake habitat (scrub, sandhill, or scrubby flatwoods). In addition, based on the USFWS's August 2013 Consultation Key for the Eastern Indigo Snake, as the site is located in Alachua County and since the development of the site will likely result in the removal of less than twenty-five (25) acres of suitable xeric habitat (scrub, sandhill, or scrubby flatwoods) and less than twenty-five (25) gopher tortoise, a key determination would likely result in a finding of "not likely to adversely affect (NLAA)" the eastern indigo snake. As such, based on the required permit conditions that

would allow the above finding, a survey specific to eastern indigo snakes is not likely to be required. However, if a formal eastern indigo snake survey is required by the USFWS or another agency, the formal survey can be accomplished from October 1st-April 30th for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60º F). It should be noted that eastern indigo snake mitigation may be purchased in lieu of conducting a formal survey. At a minimum, a federal permit (if applicable) will be conditioned for the use of the USFWS's "Standard Protection Measures for the Eastern Indigo Snake." It will also be conditioned "such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity." Any permit will also be conditioned "such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work." Additionally, during site clearing, the USFWS may require following the recommendations in the Service's Standard Protection Measures for the Eastern Indigo Snake. This involves signage and educational material posted at the site.

***Bald Eagle* (*Haliaeetus leucocephalus*)**
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a desktop review of FFWCC's database and Audubon's EagleWatch program database for recorded Bald Eagle nests on the site or within the surrounding 660 feet of the site. This review revealed that there are no Bald Eagle nests through the 2021-2022 nesting season, on the site or within 660-feet of the site boundaries (see Figure 6 and Audubon Florida EagleWatch Map). Thus, no developmental constraints are expected with respect to Bald Eagle nests.

USFWS CONSULTATION AREAS

The USFWS have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with federal permitting under Section 10 and Section 404 of the Clean Water Act (CWA). It should be noted that a listed species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

A desktop review of USFWS Consultation Areas that may be associated with the subject site revealed that this site does not fall within any USFWS Consultation Areas (Figure 7).

ENVIRONMENTAL PERMITTING

Permitting through the Suwannee River Water Management District (SRWMD) and Florida Department of Environmental Protection (FDEP) will be required to develop the site. The approximate limits of the on-site wetlands/surface waters were delineated utilizing the top-of-bank method in accordance with local, state and federal guidelines (Figure 8). These delineations will need to be approved via an on-site wetland line review with all pertinent regulatory agencies during the permitting process. This site is located in the Santa Fe River Basin.

Suwannee River Water Management District (SRWMD)

An Environmental Resource Permit (ERP) will be required through the SRWMD to authorize the construction and operation of a stormwater management system for the site and for all wetland and/or other surface water impacts (both direct and secondary) in association with the development of the site. Impacts to the project's wetland and/or other surface water communities would be permittable by the SRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed. Due to the on-site ponds which are historically shown to be upland cut, it is unlikely that mitigation will be required for any proposed wetland impacts. Coordination with the Division of Historical Resources (DHR) and the Florida Fish and Wildlife Conservation Commission (FFWCC) will be necessary as part of the ERP process.

Florida Department of Environmental Protection (FDEP)
State 404 Program

Section 404 of the Clean Water Act (CWA) requires that federal authorization be obtained for all activities that propose the placement of dredged or fill material in "Waters of the United States" (WOTUS). The regulatory program established by CWA Section 404 is jointly implemented by the United States Environmental Protection Agency (EPA) and the United States Army Corps of Engineers (USACE) and applies to regulated activities associated with development, water resource projects (dams, levees, etc.), infrastructure, and mining. Guidelines that outline the conditions under which the implementing agency may, or may not, issue a permit are described in CWA Section 404(b)(1) Guidelines. Included in those guidelines is the mandate that discharges of dredged or fill material into WOTUS are not permissible if (a) a practicable alternative exists that is less damaging to the aquatic environment, or (2) the nation's waters would be significantly degraded. Under that mandate, in most cases, the applicant's burden to justify impacts to jurisdictional wetlands includes an alternative sites analysis, in which the applicant is required to justify that the subject site is the most viable in the vicinity for the project, and will result in lesser environmental impacts compared to alternative site locations. The applicant is then required to demonstrate on-site avoidance and minimization of impacts, to the maximum practicable extent, while allowing for the project purpose.

CWA Section 404(b)(1) Guidelines also define conditions under which a State may assume the permitting authority under CWA Section 404. In December of 2020, the Florida Department of Environmental Protection (FDEP) assumed federal permitting authority for most wetland and surface water resources regulated exclusively under Section 404 of the Clean Water Act (CWA). The State 404 Program is a separate program and process from the existing State ERP Program described in the SRWMD section above, and applies only to those waters not regulated under other federal legislation. Wetlands and surface water resources associated with tidal waters or traditional navigable waters are regulated under Section 10 of the Rivers and Harbors Act. For those waters

("retained waters"), including wetlands and/or other surface waters that fall within the 300-foot guideline established from the ordinary high-water mark or mean high tide line of the Section 10 waters, the USACE will retain federal permitting authority. It should be noted that regulated activities proposed in waters assumed by the State 404 Program are still required to meet all standards mandated under the CWA Section 404(b)(1) guidelines.

With respect to the subject site, as the majority of onsite wetlands are not associated with Section 10 waters, the federal permitting authority has been assumed by the FDEP under Section 404. Currently, FDEP considers all wetland and/or surface water resources to be federally jurisdictional unless the applicant provides documentation proving otherwise. Once a site plan has been created, a Waters of the U.S. (WOTUS) Determination and "No Permit Required" can be submitted to determine jurisdictional and non-jurisdictional systems (interior, isolated). We believe these systems, the upland excavated reservoirs, woud be considered as non-WOTUS.

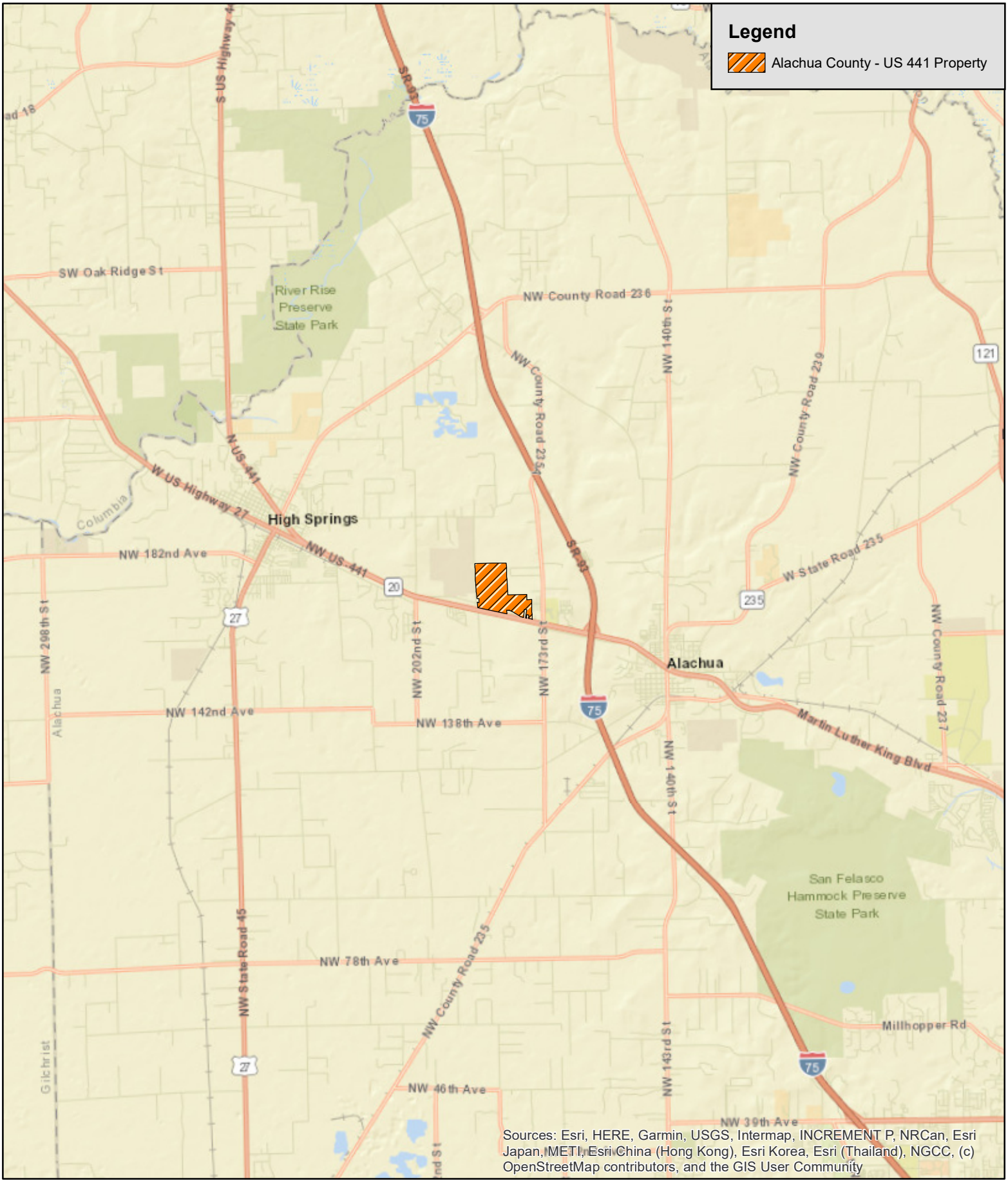
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Nathan Johnson
Field Biologist

Stephen Butler
Director

Attachments



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Alachua County - US 441 Property
Alachua County, Florida
Figure 1
Location Map

N
W E
S

2
Miles

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022

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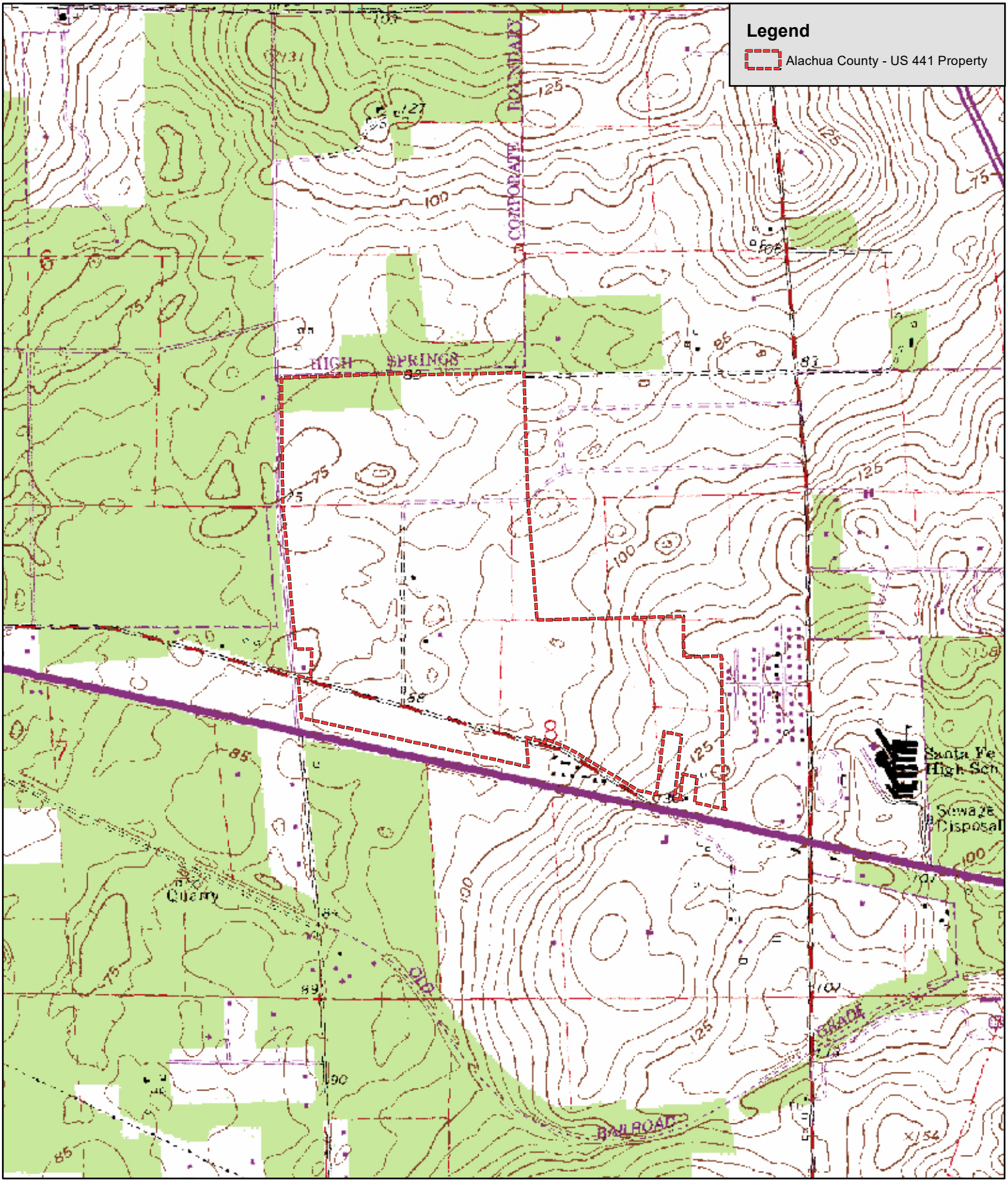
Alachua County - US 441 Property
Alachua County, Florida
Figure 2
2021 Aerial Map

N
W E
S

1,000
Feet

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 3
USGS Topographic Map

N
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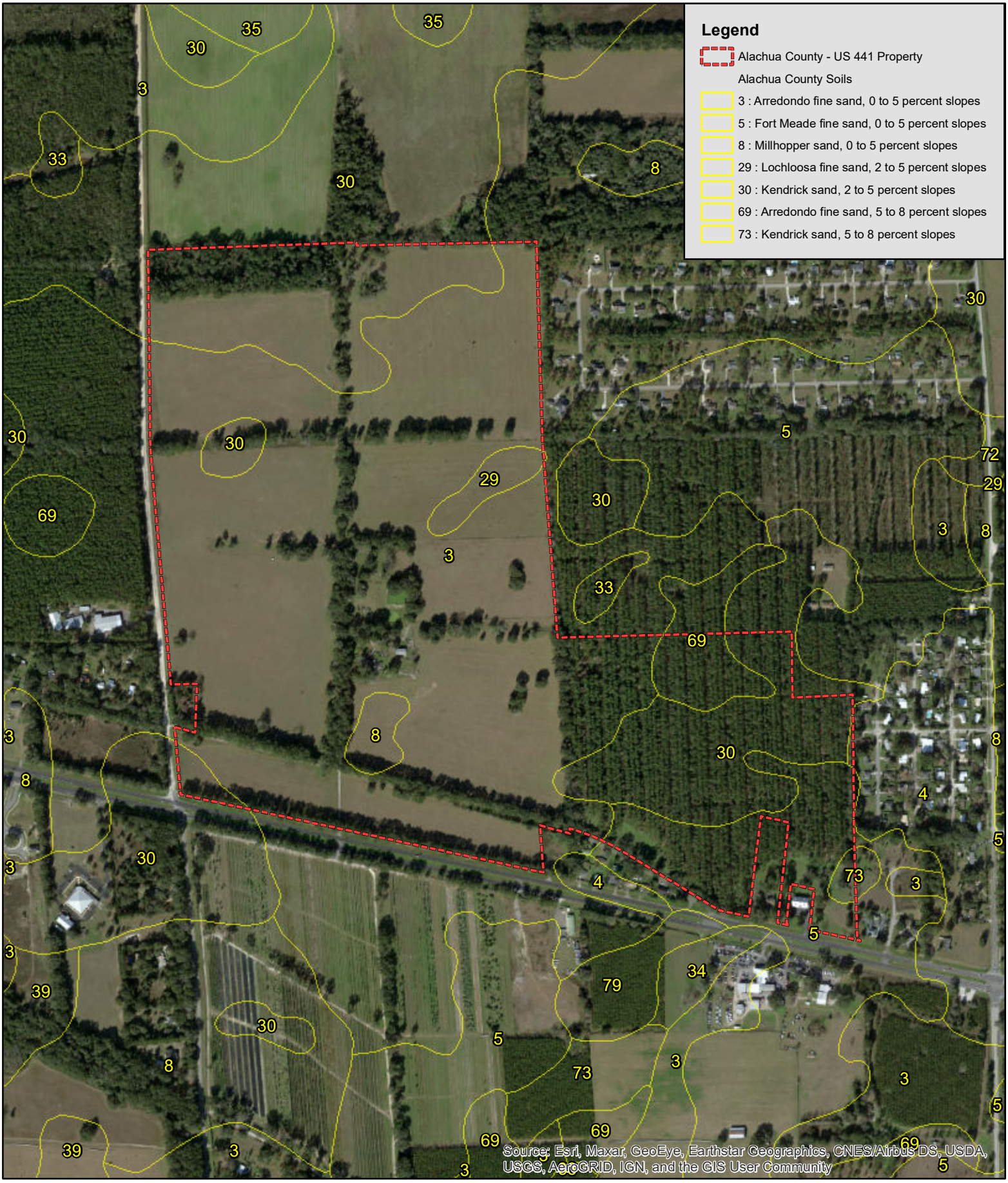
1,500 Feet

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 4
SSURGO Soils Map

N
W E
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1,000 Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/7/2022

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Alachua County - US 441 Property
Alachua County, Florida
Figure 5
FLUCFCS Map

N
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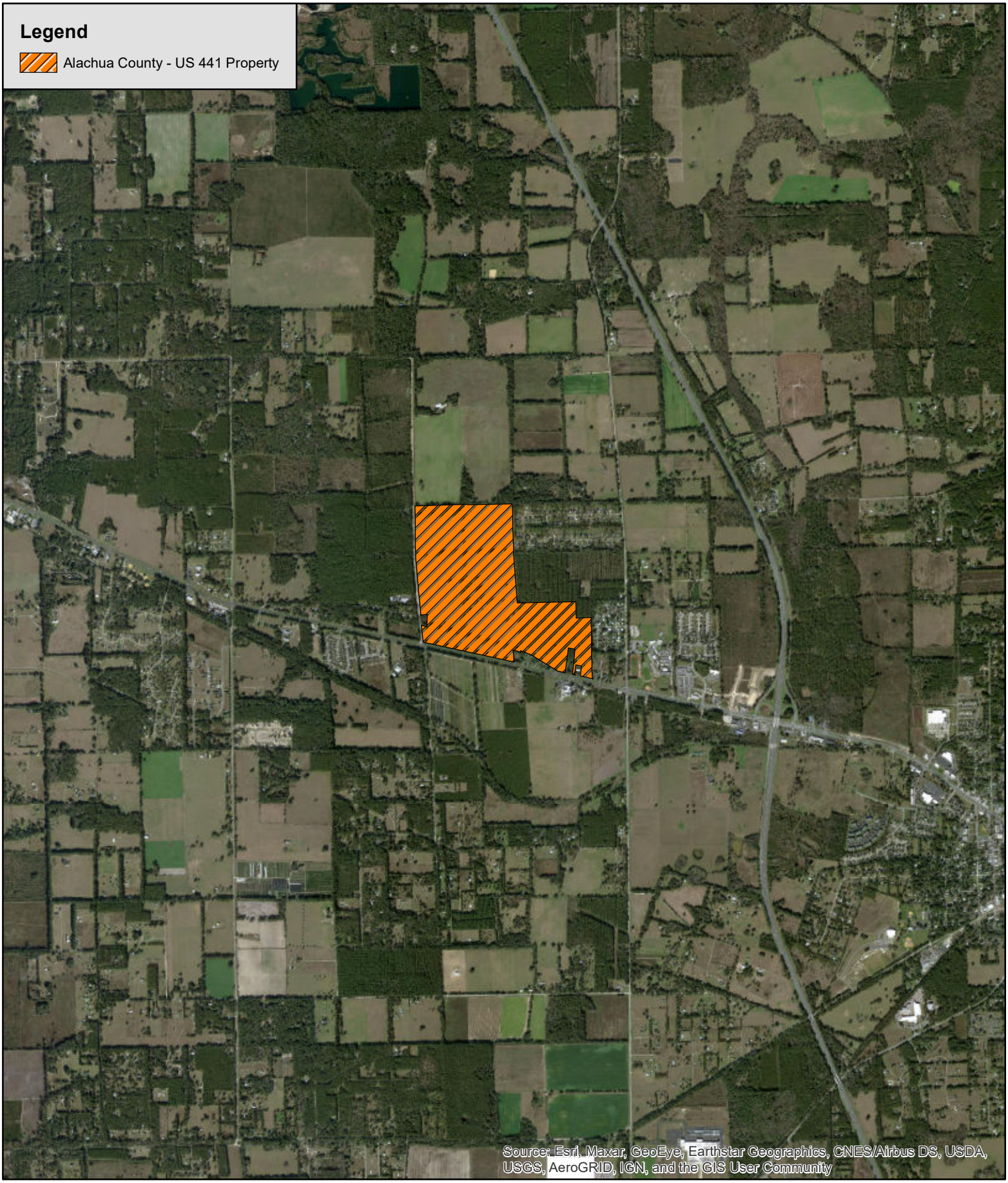
770
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/7/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 6
Wildlife Proximity Map

N
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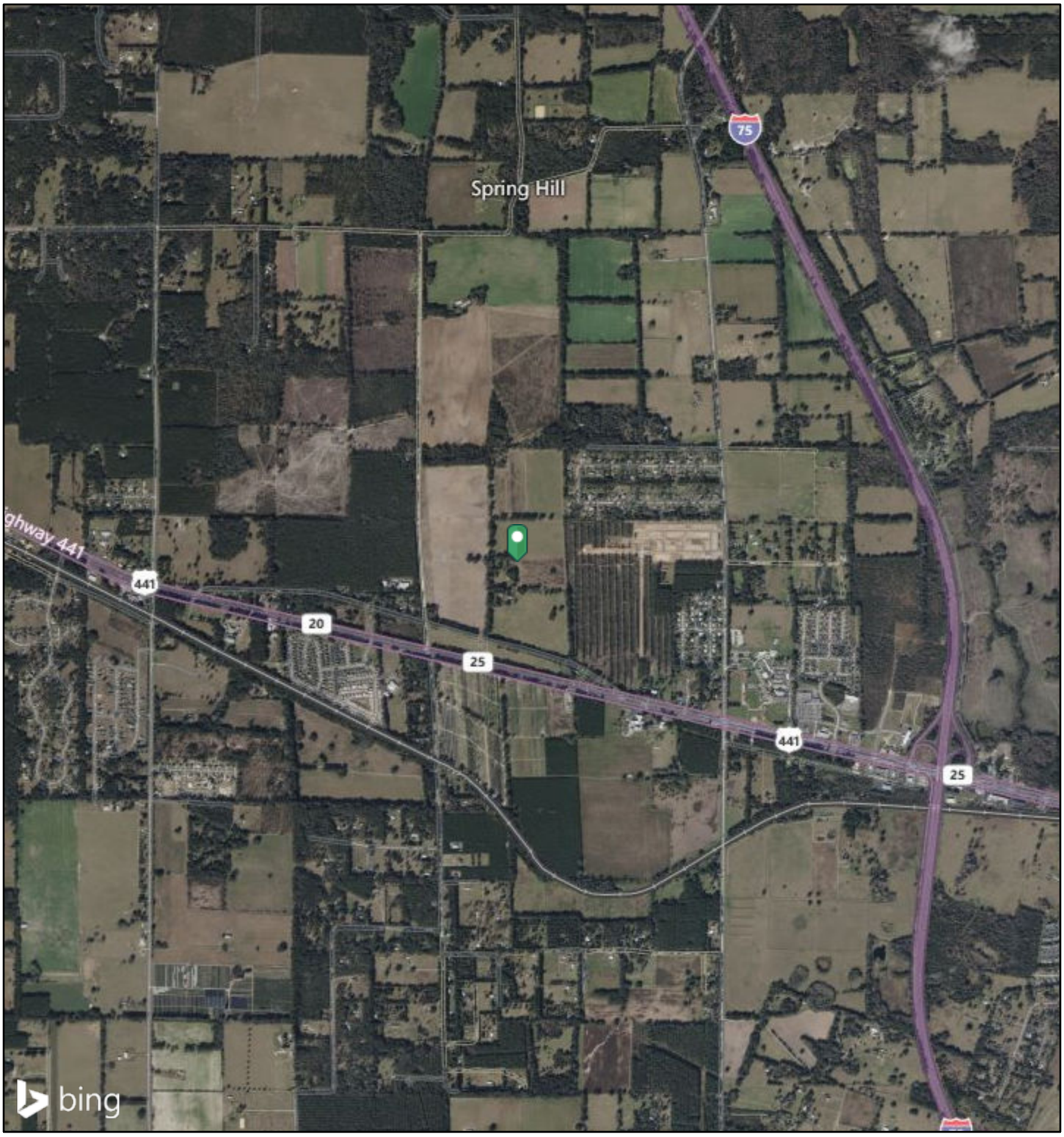
4,000
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022

Audubon EagleWatch Map



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1:36,112

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

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ArcGIS Web AppBuilder
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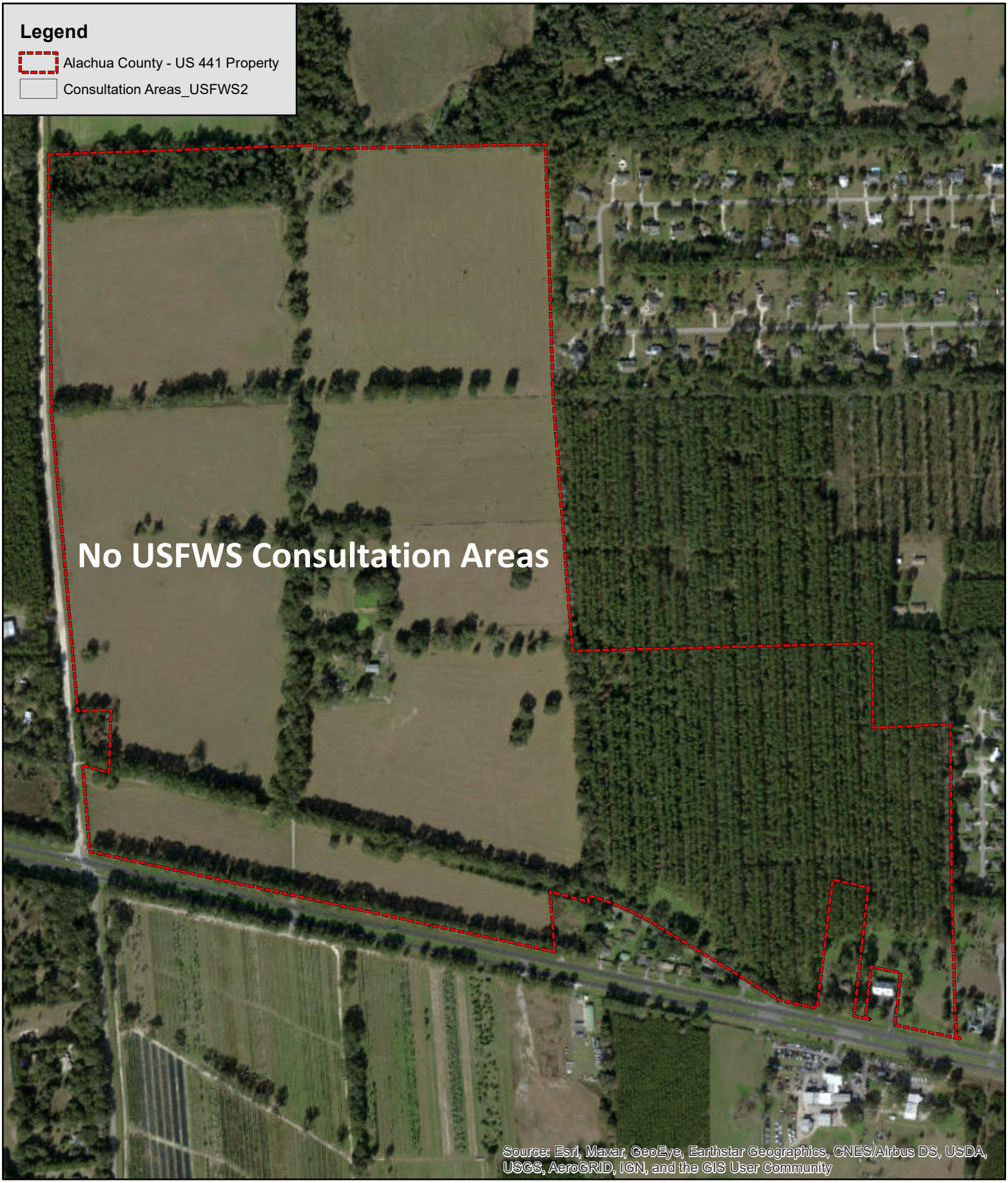

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Alachua County - US 441 Property
Alachua County, Florida
Figure 7
USFWS Consultation Areas

N
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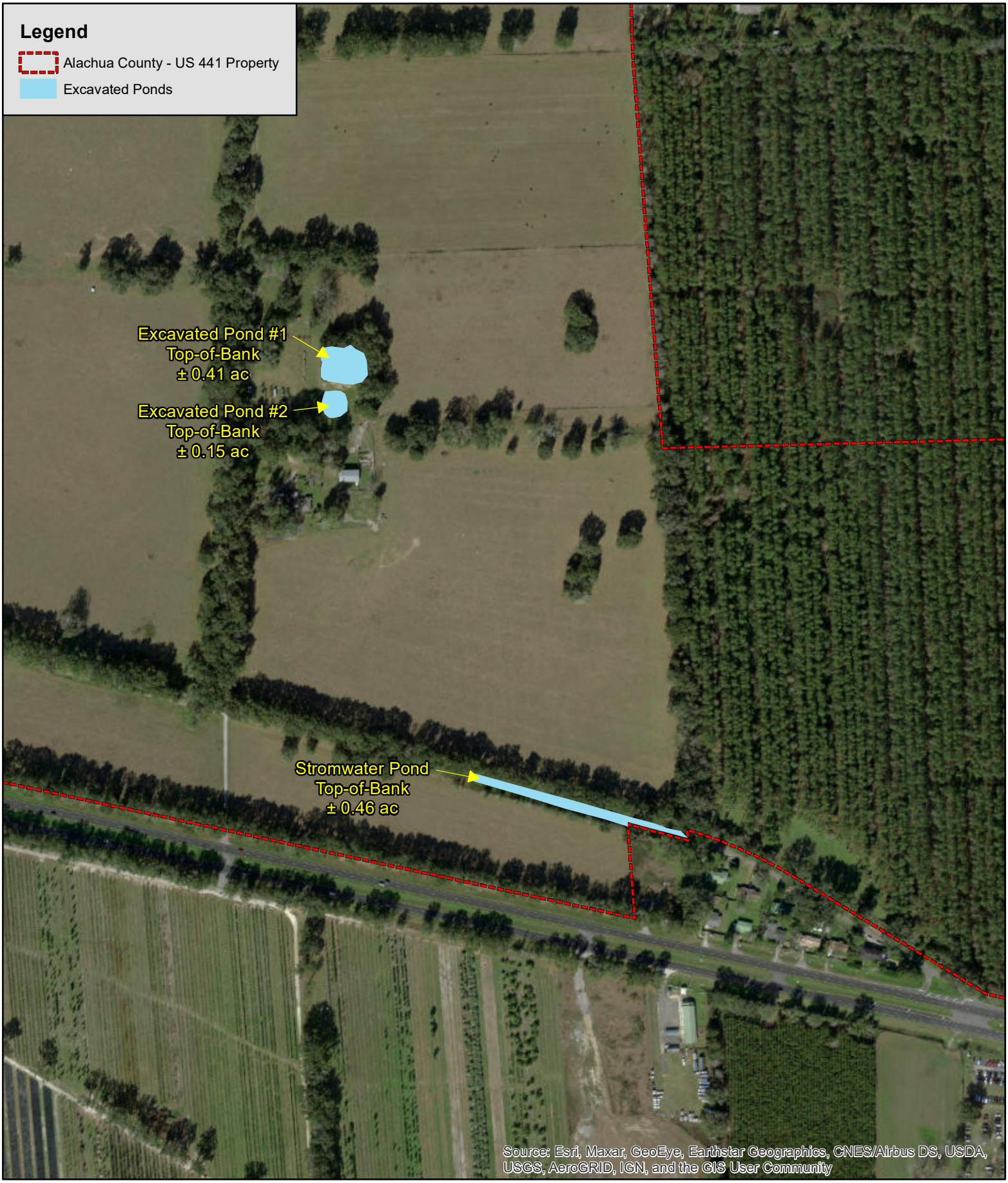
800
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 8
Wetland Delineation Map

N
W E
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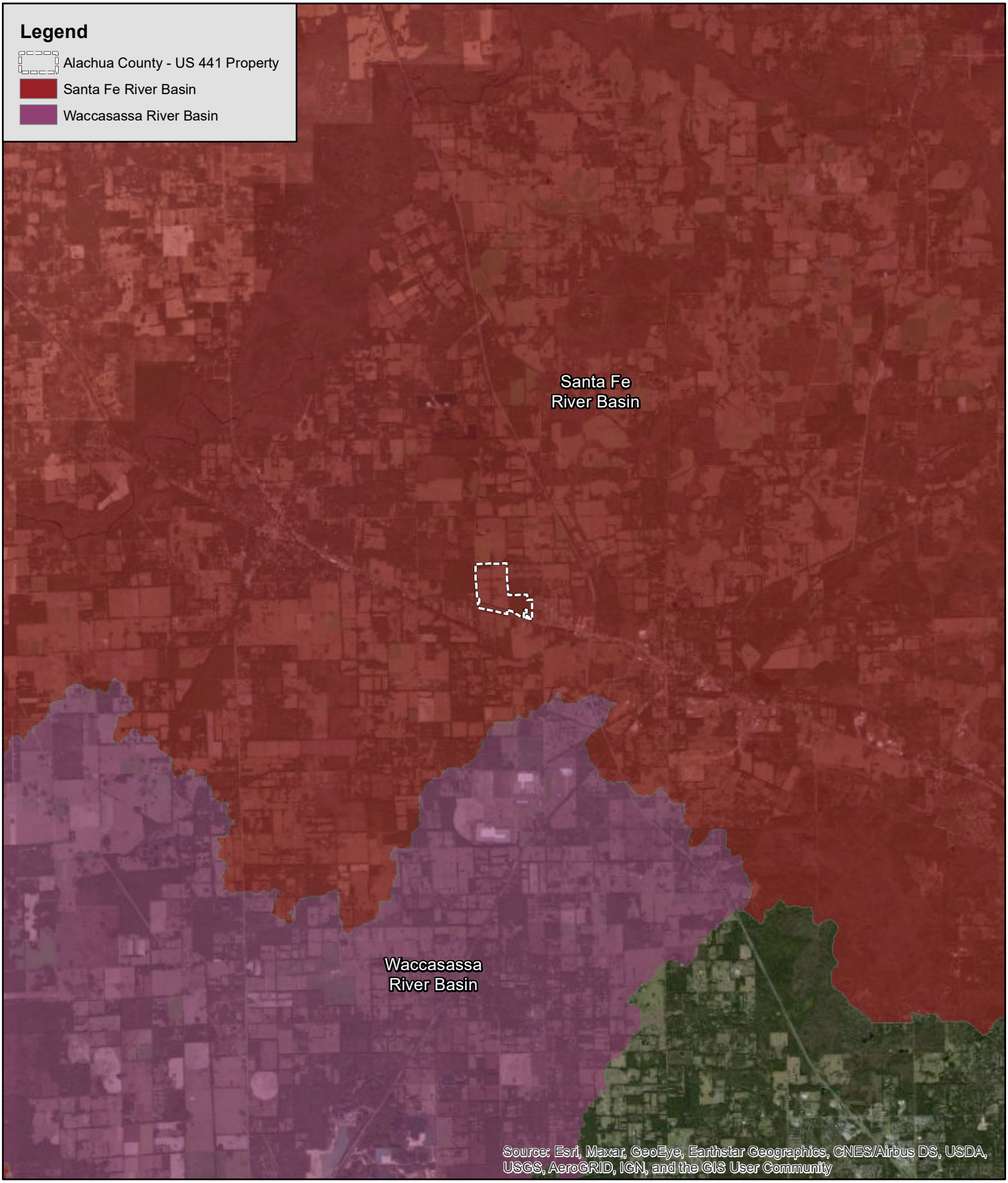
500
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 9
SRWMD Mitigation Basins

N
W E
S

12,000
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022

Table 1:

Potentially Occuring Listed Wildlife and Plant Species in Alachua County

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
Acipenser oxyrinchus desotoi	Gulf Sturgeon	T	FT	C
AMPHIBIANS				
Ambystoma cingulatum	Frosted Flatwoods Salamander	T	FT	C
REPTILES				
Alligator mississippiensis	American Alligator	T(S/A)	FT	C
Drymarchon corais couperi	Eastern Indigo Snake	LT	FT	C
Gopherus polyphemus	Gopher Tortoise	C	ST	C
Lampropeltis extenuata	Short-tailed Snake		ST	C
Macrochelys suwanniensis	Suwannee Alligator Snapping Turltle		ST	P
Pituophis melanoleucus	Florida Pine Snake		ST	C
BIRDS				

Antigone canadensis pratensis	Florida Sandhill Crane		ST	C
Aphelocoma coerulescens	Florida Scrub-Jay	T	FT	C
Athene cunicularia floridana	Florida Burrowing Owl		ST	C
Egretta caerulea	Little Blue Heron		ST	C
Egretta tricolor	Tricolored Heron		ST	C
Falco sparverius paulus	Southeastern American Kestrel		ST	P
Mycteria americana	Wood Stork	T	FT	C
MAMMALS				
INVERTEBRATES				
Medionidus walkeri	Suwannee Moccasinshell	T	FT	P
Palaemonetes cummingi	Squirrel Chinmey Cave Shrimp	T	FT	P
VASCULAR PLANTS				
Adiantum tenerum	Brittle Maidenhair Fern		E	
Agrimonia incisa	incised groove-bur		T	
Asplenium monanthes	single-sorus spleenwort		E	
Asplenium pumilum	dwarf spleenwort		E	
Asplenium verecundum	modest spleenwort		E	
Blechnum occidentale var. minor	hammock fern		E	
Brickella cordifolia	Flyr's brickell-bush		E	
Callirhoe papaver	poppy mallow		E	
Calopogon multiflorus	many-flowered grass-pink		T	
Coelorachis tuberculosa	Piedmont jointgrass		T	
Ctenium floridanum	Florida toothache grass		E	
Forestiera godfreyi	Godfrey's swampprivet		E	
Hartwrightia floridana	hartwrightia		T	
Litsea aestivalis	pondspice		E	
Malaxis unifolia	green adder's-mouth orchid		E	
Matelea floridana	Florida spiny-pod		E	
Monotropa hypopithys	pinesap		E	
Myriopteris microphylla	southern lip fern		E	
Najas filifolia	narrowleaf naiad		T	
Pecluma plumula	plume polypody		E	
Persicaria meisneriana var. beyrichiana	branched tearthumb		E	
Pteroglossaspis ecristata	giant orchid		T	
Pycnanthemum floridanum	Florida mountain-mint		T	
Salix floridana	Florida willow		E	
Salvia urticifolia	nettle-leaved sage		E	
Sideroxylon alachuense	silver buckthorn		E	
Stylisma abdita	scrub stylisma		E	
Thelypteris reptans	creeping maiden fern		E	
Verbesina heterophylla	variable-leaf crownbeard		E	
Zephyranthes simpsonii	redmargin zephyrlily		T	

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.

LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

E(S/A)-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

T(S/A)-Threatened due to similarity of appearance (see above).

PE-Proposed for listing as Endangered species.

PT-Proposed for listing as Threatened species.

C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing

XN-Non-essential experimental population.

MC-Not currently listed, but of management concern to USFWS.
N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

LE-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.
LT-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

LS-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.
PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
PS-Proposed for listing as Species of Special Concern.
N-Not currently listed, nor currently being considered for listing.

STATE LEGAL STATUS - PLANTS

LE-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely
LT-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
N-Not currently listed, nor currently being considered for listing.

COUNTY OCCURRENCE STATUS

Vertebrates and Invertebrates:
C = Confirmed

P = Potential
N = Nesting

Plants, Natural Communities, and Other:
C = Confirmed
R = Reported

** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. **Traffic Impact Analysis**

Traffic Impact Analysis

Briarwood Town Center

Date: Submittal 1: 9/28/2022
Submittal 2: 3/13/2023
Submittal 2: 4/03/2023
PN #: 22-0246
PM: Brian Snyder, PE

Prepared For: Troon Creek, LLC

Submitted To: Alachua County Public Works, FDOT

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

CONTENTS

1. Executive Summary 3
2. Study Intersections 5
3. Trip Generation 7
4. Data Collection 9
5. Trip Distribution 14
6. Analysis 18
   - 6.1. Access Management 18
   - 6.2. Traffic Signal Warrant Analysis 21
   - 6.3. Intersection Control Evaluation 21
   - 6.4. Turn Lane Warrant Analysis and Length Calculations 25
   - 6.5. Intersection Analysis 27
7. Conclusions and Recommendations 37

List of Figures

- Figure 1: Concept Layout
- Figure 2: Study Intersections
- Figure 3: Existing (Peak Season) Conditions
- Figure 4: Reserved Trips
- Figure 5: 2028 Background plus Reserved Trips (Offsite Intersections)
- Figure 6: 2028 Background plus Reserved Trips (Access Intersections)
- Figure 7: Buildout Condition (Off-site Intersections)
- Figure 8: Buildout Condition (Access Intersections)
- Figure 9: Proposed Access Spacing
- Figure 10: NW 173rd Street Northbound Dual Left Concept

List of Tables

- Table 1: Trip Generation
- Table 2: FDOT Class 3 Access Management Standards
- Table 3: Operational Comparison of Intersection Types at Access C - AM
- Table 4: Operational Comparison of Intersection Types at Access C - PM
- Table 5: Right Turn Lane Warrant
- Table 6: US HWY 441 Turn Lane Warrant and Recommended Lengths
- Table 7: AM Intersection Analysis Summary
- Table 8: PM Intersection Analysis Summary
- Table 9: Recommended AM Split Times – US HWY 441/NW 173rd Street
- Table 10: Recommended PM Split Times – US HWY 441/NW 173rd Street
- Table 11: Recommended Improvements and Schedule

List of Appendices

- Appendix A: Methodology Letter and Approval
- Appendix B: Trip Generation Documentation
- Appendix C: Turning Movement Counts
- Appendix D: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix E: Reserved Trips
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: Straight-Line Diagram
- Appendix I: Signal Warrant Analysis
- Appendix J: Synchro and HCS Reports
- Appendix K: Improvement Thresholds
- Appendix L: Signalized Thru-cut Concept

1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed Briarwood Town Center development. The site is located on the north side of US HWY 441, east of NW 188th Street in the City of Alachua, Florida, as illustrated in **Figure 1**.

The full build-out of the site is anticipated in 2028 and is estimated to include the following land uses:

- 598 Dwelling Units - Single-Family Detached Housing;
- 350 Dwelling Units - Multifamily Housing (Low-Rise);
- 200 KSF – Shopping Center (>150k); and
- 50 KSF – General Office.

The following phasing is planned within the development, as illustrated in **Figure 1**:

- **Phase 1** – The first phase of development will include approximately 115 single family dwelling units. The multifamily land use is also included in the Phase 1 area however the multifamily development may occur after the Phase 2 single family homes. The multifamily development is planned on the south side of Phase 1 adjacent to US HWY 441.
- **Phase 2** – The second phase of development will include approximately 483 single family dwelling units.
- **Phase 3** – Phase 3 is expected to include a combination of shopping center/retail and office uses. For the purpose of this analysis, it is estimated that the Phase 3 portion on the east side of the site will include 17,000 SF of shopping center and the remaining 183,000 SF of shopping center and 50,000 SF of office will be located on the west side of the site.

The project proposes four access points along US HWY 441 along with 2 connections to the existing Briarwood subdivision, as illustrated in **Figure 1**. There is a potential for future access to the north and future access onto NW 188th Street to the west, however these connections are not planned at this time.

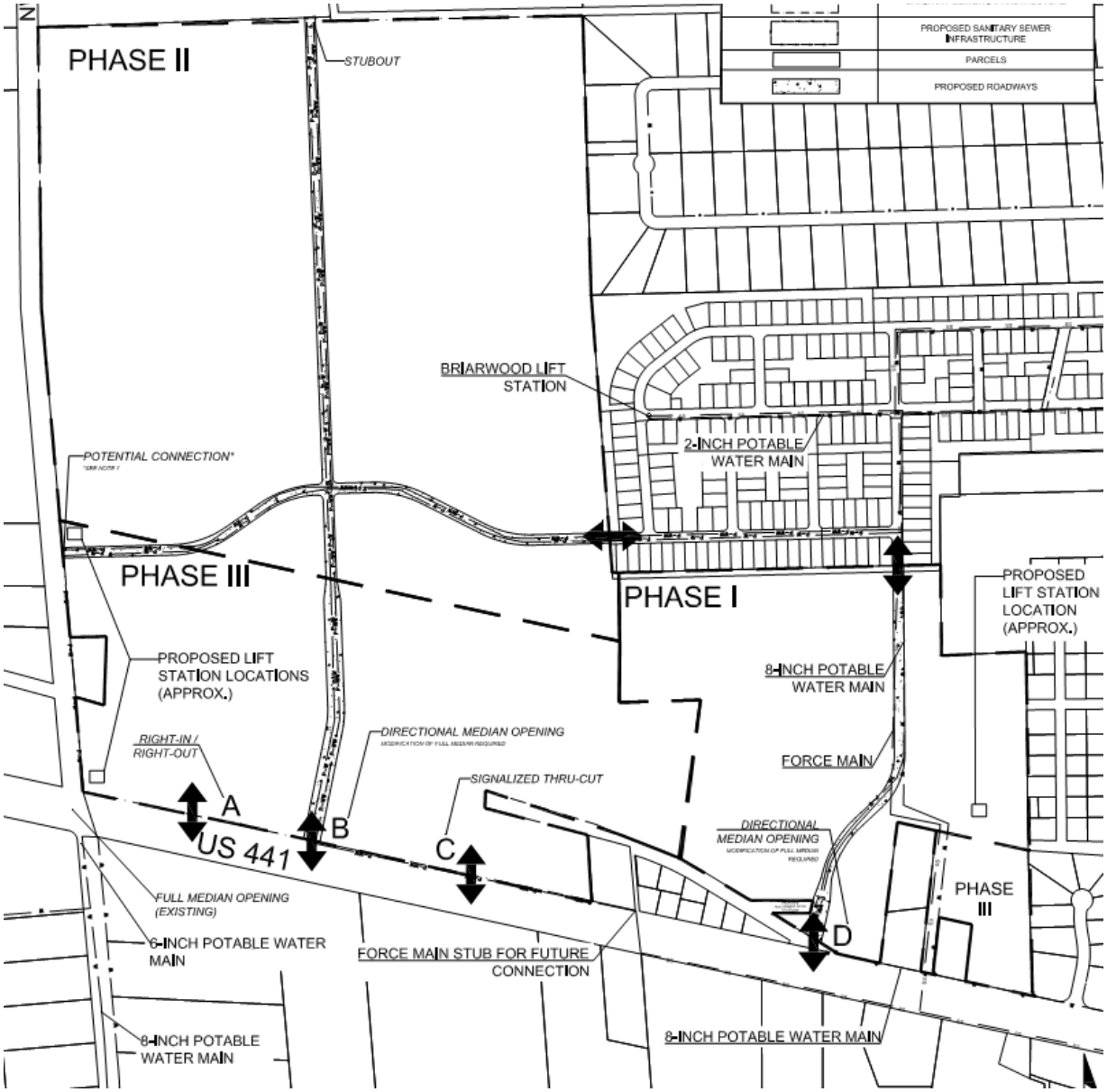
The purpose of this TIA is to:

- Determine the appropriate access management plan for the proposed development in accordance with the FDOT access management spacing standards;
- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The report is in conformance with the methodology letter dated September 12, 2022, and approved on September 15, 2022, as provided in **Appendix A**.

The Conclusion and Recommendations section provides the improvements recommended to support this project.

Figure 1 | Concept Layout



2. STUDY INTERSECTIONS

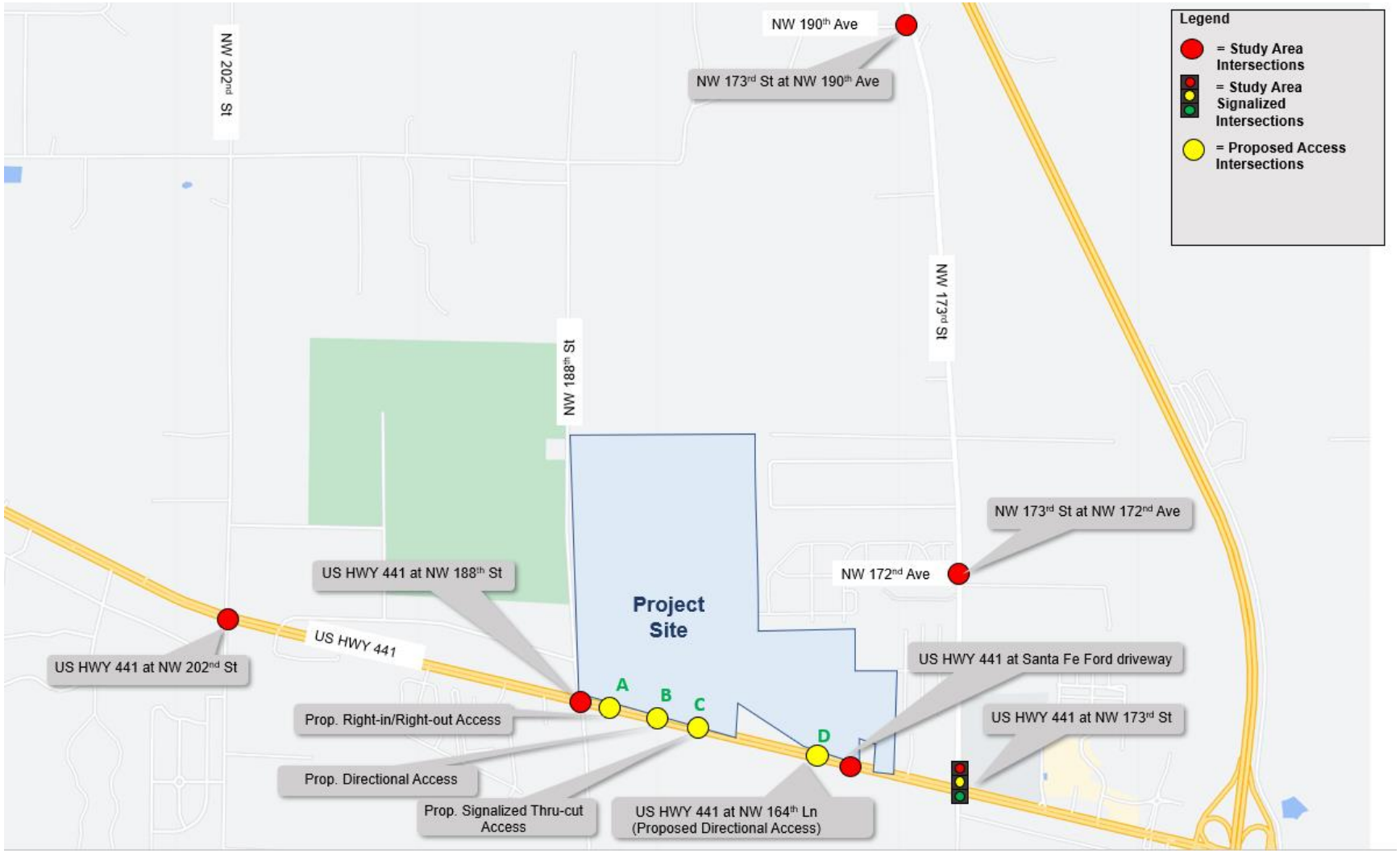
The study intersections consist of the following intersections as agreed upon in the approved methodology. The study intersection locations are provided in **Figure 2**:

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 188th Street intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection; and
- NW 173rd Street/NW 190th Avenue intersection.

Access Intersections

- Four (4) access points on US HWY 441; which includes an access point at the existing US HWY 441/NW 164th Lane connection.

Figure 2 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. Internal capture and pass-by reductions were applied to the trip generation in accordance with the ITE Trip Generation Manual, 11th Edition. The trip generation is provided in **Table 1**. The trip generation documentation is provided in **Appendix B**.

Table 1 | Trip Generation

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	598	5,230	379	95	284	534	336	198
Single-Family I.C. trips =			250	6	2	4	35	27	8
Gross Trips with I.C. applied			4,980	373	93	280	499	309	190
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
MultiFamily I.C. trips =			111	3	1	2	20	16	4
Gross Trips with I.C. applied			2,208	128	30	98	151	92	59
Total Residential I.C. trips =			361	9	3	6	55	43	12
Total Gross Trips with I.C. applied			7,188	501	123	378	650	401	249
Shopping Center (>150k)	820	200.000	11,086	252	156	96	930	446	484
Shopping Center I.C. trips =			606	11	6	5	61	14	47
Gross Trips with I.C. applied			10,480	241	150	91	869	432	437
Pass-by = 29%[1]			3,039	70	44	26	252	125	127
General Office	710	50.000	635	92	81	11	93	16	77
General Office I.C. trips =			123	9	6	3	27	14	13
Gross Trips with I.C. applied			512	83	75	8	66	2	64
Total			**19,270**	**854**	**363**	**491**	**1,728**	**906**	**822**
Gross Trips with I.C. applied			**18,180**	**825**	**348**	**477**	**1,585**	**835**	**750**
Net New Trips (with I.C. and Pass-by Reduction Applied)			**15,141**	**755**	**304**	**451**	**1,333**	**710**	**623**

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 29% (GLA between 150 and 300 KSF) is used for all scenarios.

4. DATA COLLECTION

Turning movement counts were performed during the AM and PM peak hours on September 14, 2022. The turning movement counts are provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor, provided from the FDOT Traffic Online site. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

The project has an anticipated full build-out in 2028. Growth rates were determined based on historical ADT where available to derive the 2028 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways where historical growth rate data is not available. **Appendix D** provides the data used to determine the peak season and background traffic volumes. Reserved trips, from the following developments were added to the background volumes for the purpose of intersection analysis:

- US 441/NW 188th Street PD
- Santa Fe Crossing
- Briarwood (subdivision under construction to the north)
- Tomoka Hills

The reserved trips were provided by the City of Alachua and FDOT are documented in **Appendix E**. **Appendix F** provides the background tables at all study intersections. **Figure 3** illustrates the reserved trip turning movements at all study area intersections. **Figures 4 and 5** illustrate the 2028 background plus reserved trip turning movements at all study intersections.

Figure 3 | Existing (Peak Season) Conditions

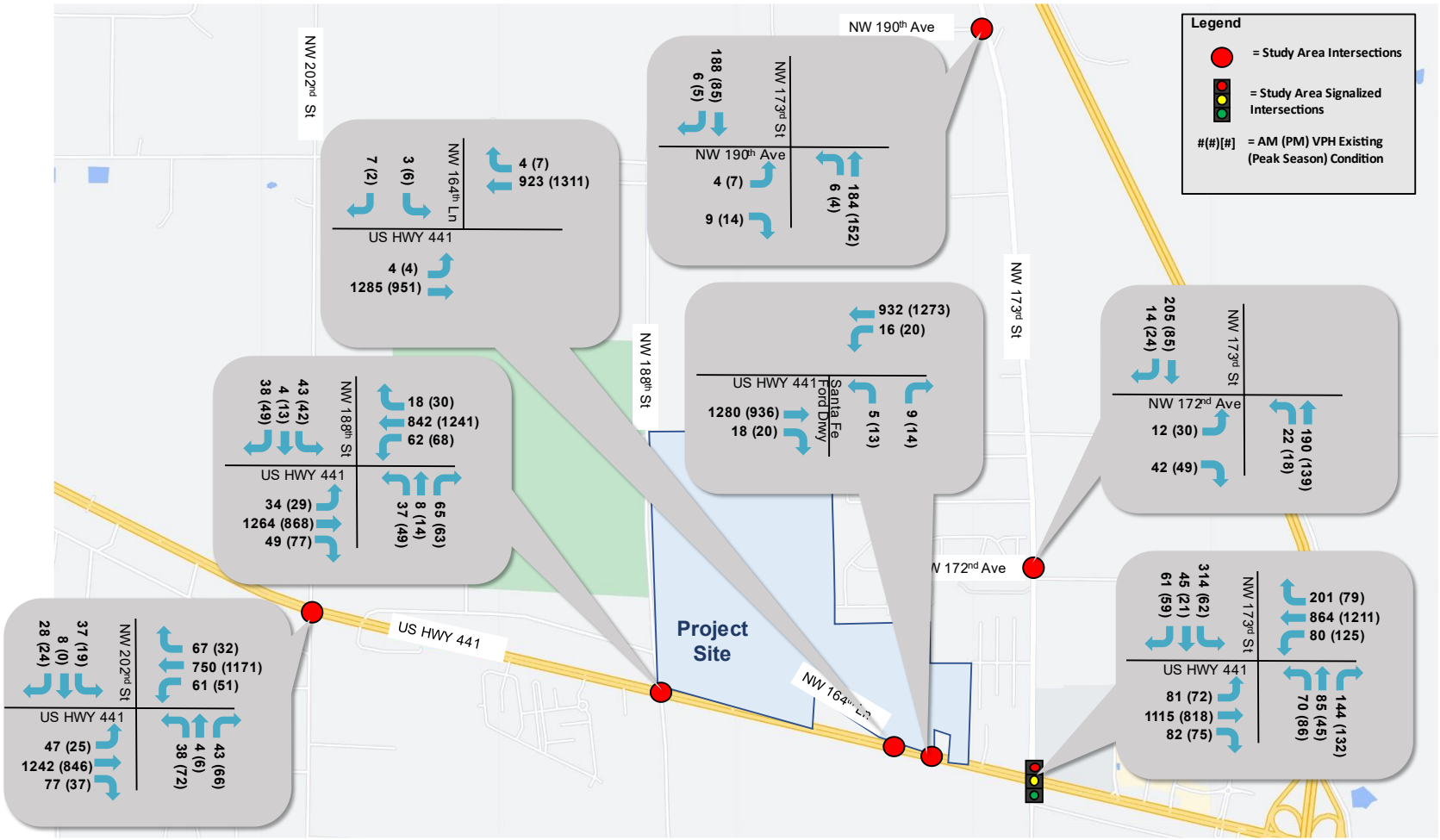


Figure 4 | Reserved Trips

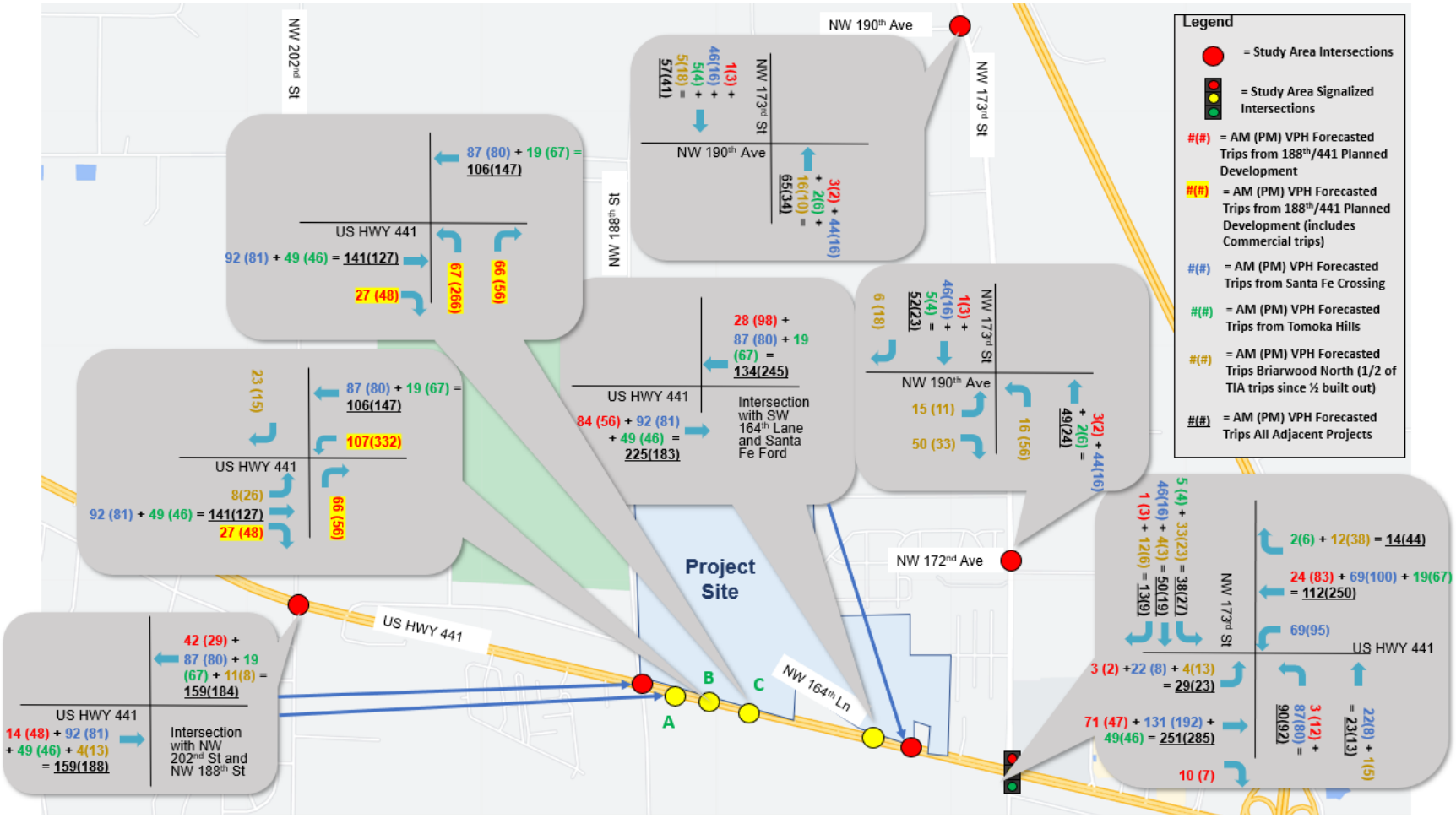


Figure 5 | 2028 Background plus Reserved Trips (Off-site Intersections)

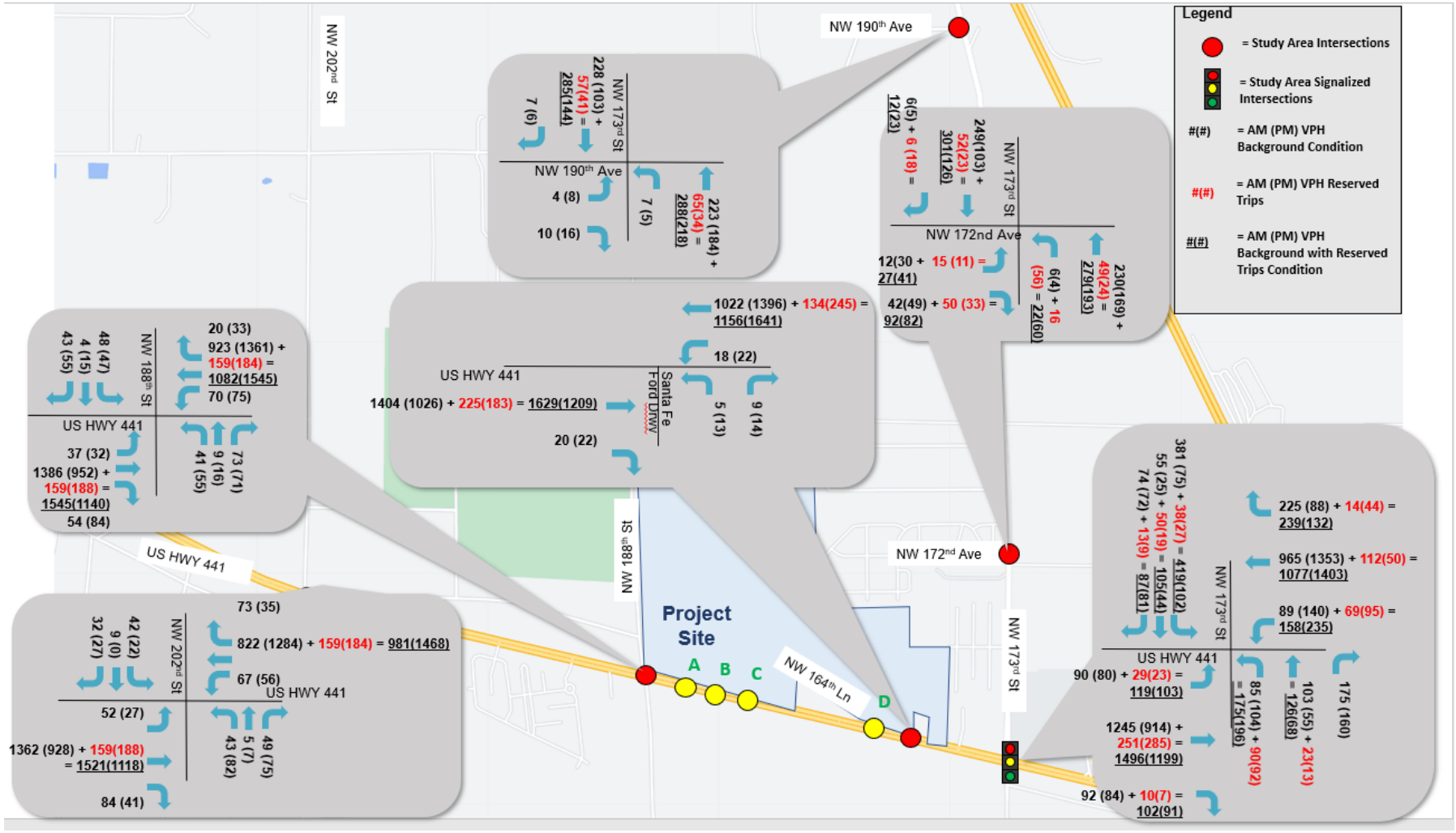
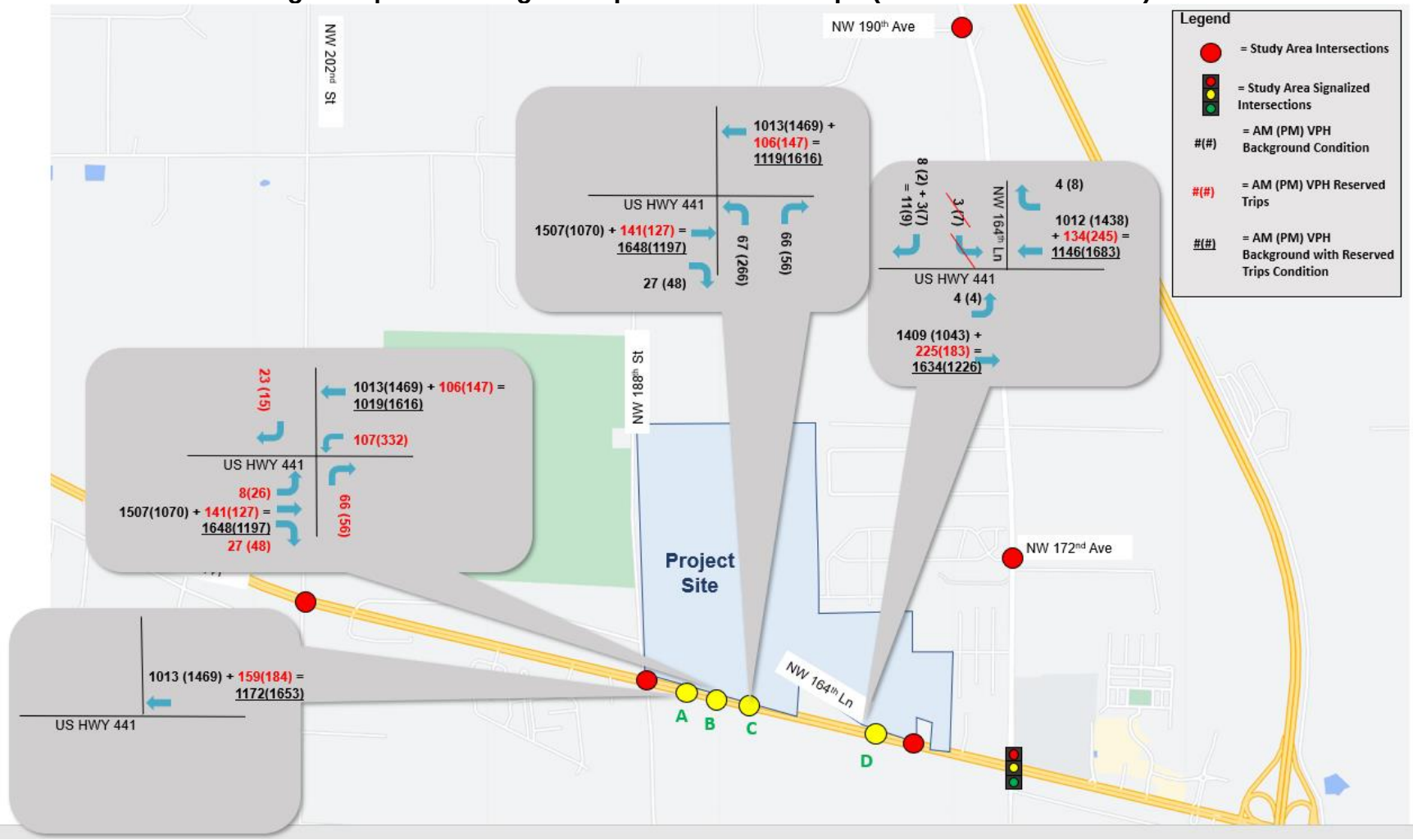


Figure 6 | 2028 Background plus Reserved Trips (Access Intersections)



5. TRIP DISTRIBUTION

CHW has coordinated with FuturePlan Consulting, LLC to obtain a trip distribution based on the Gainesville Urban Area Transportation Study (GUATS) transportation model. Minor distribution adjustments were made to address rounding errors in the model output. **Appendix G** provides the model data and assumptions that were used to determine which access route a trip would use to access their origin/destination.

The project site was divided into the following five regions based on the associated land uses, as shown in **Figure 1**.

- Phase 1 North: Single Family Detached Housing – 115 DUs, located on approximately 32.90 acres in the northeast region of the project site.
- Phase 1 South: Multifamily Housing (Low Rise) – 350 DU, located on approximately 26.77 acres in the south region of the project site.
- Phase 2: Single Family Detached Housing – 483 DUs, located on approximately 161.33 acres in the northwest region of the project site.
- Phase 3 West: Shopping Center (>150 k) – 118 KSF and General Office – 50 KSF, located on approximately 75.14 acres in the southwest region of the project site.
- Phase 3 East: Shopping Center (>150 k) – 17 KSF, located on approximately 6.78 acres in the southeast region of the project site.

The following assumptions were made for the trip distribution at the access points..

US HWY 441/Access A (right-in/right-out) intersection

- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access B (directional) intersection

- 100% of the Phase 2 and Phase 3 West inbound trips from the west, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access C (signalized thru-cut) intersection

- 100% of the Phase 2 and Phase 3 West outbound trips to the east, exit at this access.
- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.

- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access D (NW 164th Lane/directional) intersection

- 100% of the Phase 1 North, Phase 1 South, and Phase 3 East inbound and outbound trips use this access.

Figure 7 and **Figure 8** provide the off-site and access intersection buildout conditions.

Figure 7 | Buildout Condition (Off-site Intersections)

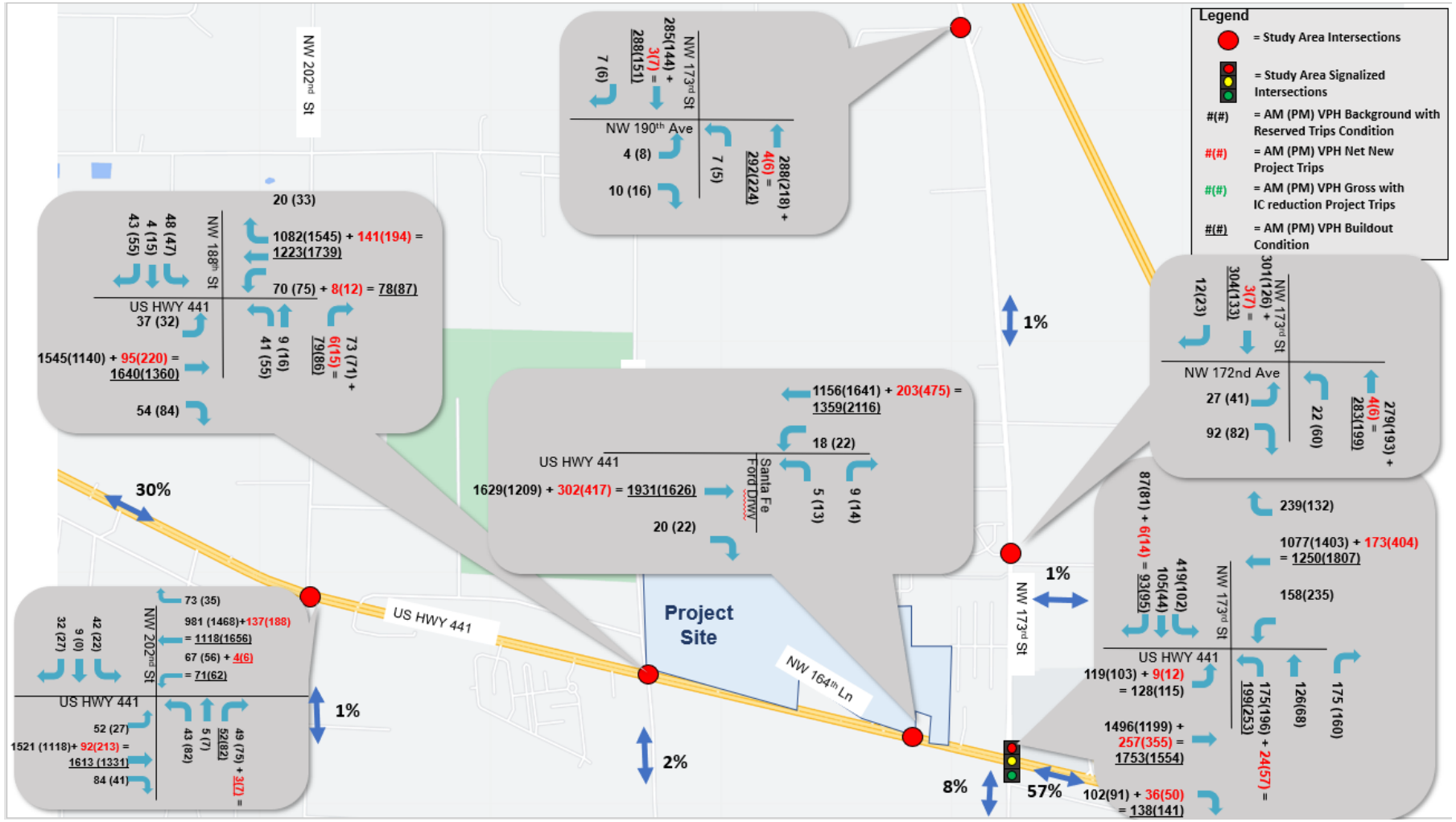
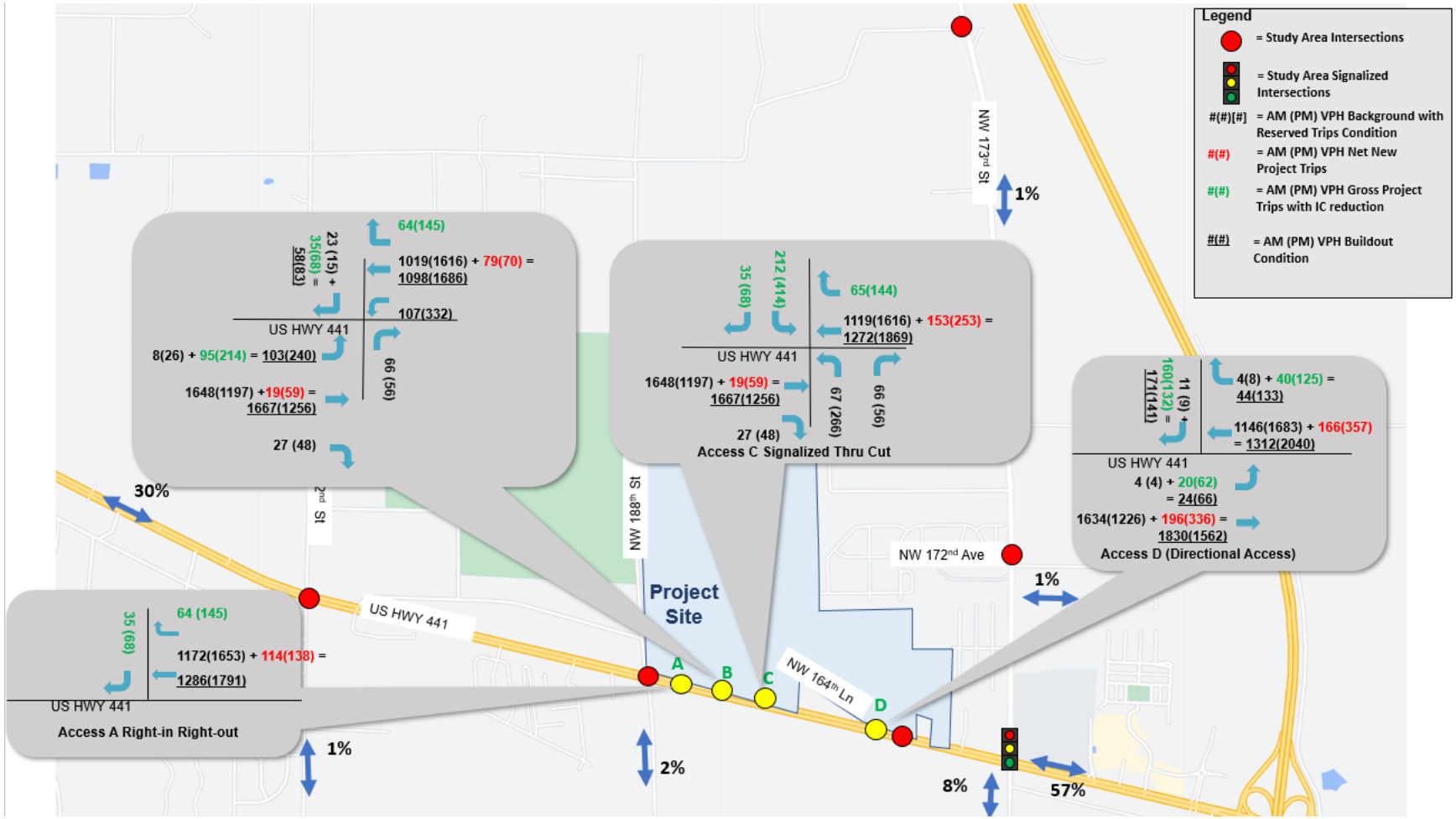


Figure 8 | Buildout Condition (Access Intersections)



6. ANALYSIS

The analysis/evaluations are divided into three parts: 1) access management review, 2) traffic signal warrant analysis 3) Intersection Control Evaluation (ICE) 4) turn lane warrant analysis, and 5) intersection analysis.

6.1. Access Management

The FDOT adheres to access management standards to reduce conflicts along the roadway system. The FDOT access management standards are provided in Chapter 14-97 of the Florida Administrative Code. Spacing standards are a function of the access class and posted roadway speeds.

US HWY 441 is a class 3 roadway as indicated on the FDOT straight-line diagram. A copy of the straight-line diagram is provided in **Appendix H**. US HWY 441 has a posted speed of 65 MPH at all site access points. Table 2 highlights the FDOT Spacing Standards for this section of US HWY 441, based on a class 3 designation and a posted speed greater that 45 MPH.

Table 2 | FDOT Class 3 Access Management Standards

Access Class	Median Type	Connection Spacing (feet)		Median Opening Spacing (feet)		Signal Spacing (feet)
		>45 mph	≤45 mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	2640 >45 mph 1320 ≤ 45 mph	
6	Non-Restrictive	440	245			1320
7	Both Median Types	125		330	660	1320

Notes:

1. "Restrictive" physically prevent vehicle crossing.
2. "Non-Restrictive" allow turns across at any point.
3. Speeds shown in this table are posted speeds.

Connection Spacing Near Interchange Ramps:

Connections and median openings located within 1,320 feet of interchange ramps require the following spacing (measured from the ramp furthest from the interchange):

- 440 feet ≤ 45 mph
- 660 feet > 45 mph
- 1,320 feet on Access Class 2 Facilities > 45 mph

The proposed access type and spacing are illustrated in **Figure 8**.

US HWY 441/Access A (right-in/right-out) intersection

The right-in/right-out at access A is proposed to be centered with the intersection of NW 188th Street and Access B, at the existing median opening aligned Belle's Road. This provides a connection spacing of 550 FT to the west and 550 FT to the east, which is just short of the standard 660 FT spacing. **Since this access is just short of meeting the access spacing and connection will alleviate some of the project traffic from the adjacent intersections, the connection location is recommended as shown in Figure 8**.

US HWY 441/Access B (directional) intersection

The existing median opening located at the intersection with Belle's Road is proposed to be directionalized to provide the access B connection. This median opening is located approximately 1,100 FT east of NW 188th Street and approximately 700 FT west of the proposed C access. CHW coordinated access spacing with the development team of the US 441/NW 188th Street PD located to the south of the Briarwood Town Center. **This connection is just short of meeting the 1,320 FT spacing standard to the west and is located at a suitable location to allow left turning vehicles into both the Briarwood Town Center and US 441/NW 188th Street PD. Additionally, the FDOT ICE manual recommends a U-turn location, such as this access, a distance of 400 to 800 FT from the signalized thru-cut. Therefore, the access location is recommended as shown in Figure 9.**

US HWY 441/Access C (signalized thru-cut) intersection

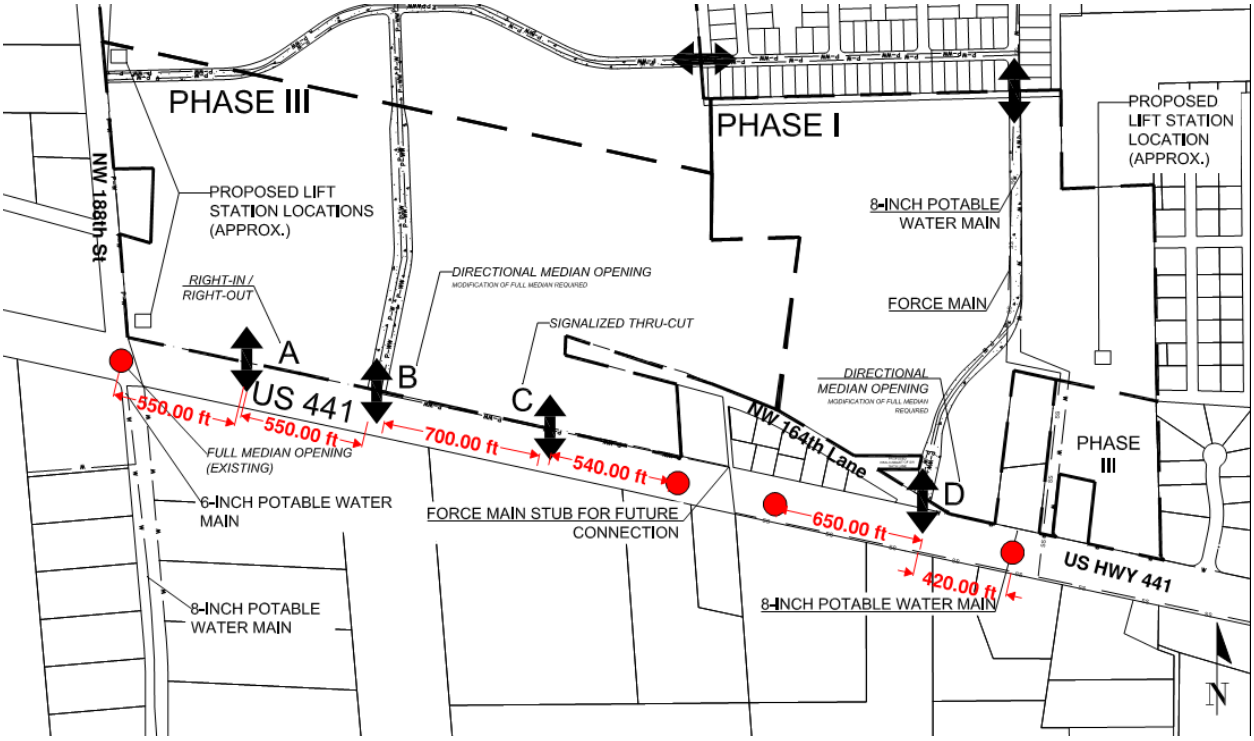
CHW staff met with FDOT staff to discuss access spacing and signalization at the site's main site access. From this meeting it was determined that FDOT would not permit a full median opening signalized intersection to serve the project, as a typical 8 phase signal would be expected to increase both the delay and crash volumes. To accommodate the high volume of outbound and eastbound vehicles exiting the site, a signalized thru-cut is recommended at the location provided in **Figure 8**. This connection location was also coordinated with the US 441/NW 188th Street PD development team at the request of the City of Alachua and FDOT. The ICE manual recommends a U-turn location to be located 400 FT to 800 FT from this intersection type. **Therefore, the access C signalized thru-cut, located approximately 700 FT from the proposed directional to the west is located at a suitable location to serve**

the properties to the north and south.

US HWY 441/Access D (NW 164th Lane directional) intersection

The existing full median opening at the NW 164th Lane intersection is planned to be directionalized and the roadway connecting to access D will be aligned, perpendicular to US HWY 441. NW 164th Lane currently connects with US HWY 441 at a skewed angle of approximately 30 degrees. **Though the proposed directional median opening at Access D is short of meeting the FDOT standard spacing, the connection at location D is recommended, as the connection provides a needed access for the portion of the development that is proposed on the east side of the site and the access provides a safer condition for the residents currently using the connection by removing the skew angle.**

Figure 9 | Proposed Access Spacing



6.2. Traffic Signal Warrant Analysis

A traffic signal warrant was performed at the US HWY 441/Proposed Access C intersection during the build-out condition. The intersection was modeled as a thru-cut intersection with prohibited eastbound and westbound left-turn movements and prohibited northbound and southbound thru-movements. As indicated in **Figure 7**, there are expected to be over 400 vehicles per hour making a left out at this intersection during the PM peak hour.

The signal warrant utilized the 14-hour count data from the US HWY 441/NW 188th Street intersection. The 14-hour count data, at the US HWY 441/NW 188th Street intersection, was adjusted by the peak season factor and by the growth rate to forecast the 2028 background volumes. Estimated hourly project trip volumes were calculated based on the ITE daily trip generation from Section 3, the prevailing traffic along US HWY 441, and the trip distribution assumptions provided in Section 5. The hourly forecasted project trips were combined with the forecasted background trips to derive the 14-hour buildout turning movement volumes. The peak 12-hours of the buildout turning movement volumes were used to perform the signal warrant analysis, using HCS 2023. The calculations used to derive the forecasted 12-hour buildout volumes are provided in **Appendix I**. The signal warrant analysis does not include the traffic volumes to/from the US 441/188th Street PD. Since signal warrants are based on the higher volume minor street approach, the volumes from the lower volume US 441/188th Street PD are not required.

Based on the results of the signal warrant analysis, a traffic signal is warranted at the US HWY 441/Proposed Access C intersection during the 2028 buildout, as all three volume warrants are met and the stop-controlled intersection operates with volumes exceeding capacity during the AM and PM peaks of the buildout condition. The HCS 2023 signal warrant report is provided in **Appendix I**.

6.3. Intersection Control Evaluation

Based on the FDOT Intersection Control Evaluation (ICE) Manual, an ICE is required for any intersection where a traffic signal is being proposed. As demonstrated in Section 6.2 a traffic signal is warranted at the US HWY 441/Access C intersection before full buildout of the development. This is due to the high volumes of southbound left turning vehicles from the project site.

The ICE requires alternative intersection types to be compared to the traditional 8 phase signalized intersection. Based on the needs to provide left outs at both the Briarwood Town Center and the US 441/188th Street PD, a signalized thru-cut intersection is expected to provide the most appropriate access control. A signalized thru-cut concept without eastbound and westbound left turn lanes was provided to the FDOT working group for preliminary review. The ICE working group had a favorable review of the proposed intersection and noted that a formal ICE would not be required, however it was agreed that justification and evaluation of the proposed intersection would be provided in this TIA. This evaluation compares the proposed signalized through cut to a traditional signaled intersection to demonstrate the benefits of the signalized thru-cut.

A buildout synchro analysis was performed at access C during AM and PM buildout conditions with a signalized thru-cut and a typical full access signalized intersection. The Synchro reports are provided in **Appendix J**.

The LOS, v/c and 95th percentile queue lengths are provided in **Table 3 and 4**.

Table 3: Operational Comparison of Intersection Types at Access C - AM

Intersection	Movement	Avail. Storage (ft)	AM Buildout Traffic Signal Control				AM Buildout Signalized Thru-cut Control			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
US HWY 441 at Access C - Signalized Thru-cut	EBL	N/A	A	5.5	0.19	25				
	EBT/R	N/A	B	14.8	0.72	675	A	5.5	0.62	375
	WBL	N/A	A	8.5	0.35	25				
	WBT	N/A	A	4.5	0.54	250	A	1.8	0.47	100
	WBR	N/A	A	0.6	0.06	25	A	0.3	0.05	25
	NBL	N/A	E	62.3	0.40	125	E	69.0	0.41	125
	NBT/R	N/A	C	34.9	0.58	75				
	NBR	N/A					C	27.1	0.35	75
	SBL	N/A	F	93.3	0.84	200	E	73.6	0.66	175
	SBT/R	N/A	C	31.8	0.31	75				
	SBR	N/A					B	19.1	0.19	50
	Int. Total		B	16.9			B	10.0		

Table 4: Operational Comparison of Intersection Types at Access C - PM										
Intersection	Movement	Avail. Storage (ft)	PM Buildout Traffic Signal Control				PM Buildout Signalized Thru-cut Control			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
US HWY 441 at Access C - Signalized Thru-cut	EBL	N/A	E	78.3	0.82	225				
	EBT/R	N/A	B	18.6	0.62	550	A	10.0	0.54	425
	WBL	N/A	C	27.7	0.74	125				
	WBT	N/A	C	30.6	0.89	1075	A	4.6	0.77	200
	WBR	N/A	A	1.7	0.15	50	A	0.2	0.13	25
	NBL	N/A	F	102.2	0.95	450	F	82.4	0.84	400
	NBT/R	N/A	D	38.2	0.55	75				
	NBR	N/A					B	11.3	0.17	50
	SBL	N/A	F	94.1	0.91	375	E	64.3	0.67	275
	SBT/R	N/A	D	38.7	0.61	75				
	SBR	N/A					D	38.3	0.23	100
	Int. Total		D	37.7			B	17.8		

As demonstrated in **Tables 3 and 4**, all operational measurements demonstrate that the signalized thru-cut operates better than the traditional traffic signal during both the AM and PM peak hours. This is because the signalized thru-cut includes only two phases allowing green, yellow, and red time that would be allotted to side street movements to instead be allotted to the main street green time.

In addition to the operational benefits provided in **Tables 3 and 4**, it is anticipated that the signalized through cut will experience less crashes for two reasons. As illustrated in **Tables 3 and 4**, the US HWY 441 through movement queues are much shorter for under the signalized thru-cut scenarios compared to the typical signalized intersection, which indicates less vehicles stopping. If fewer vehicles are required to stop, less rear end collisions can be expected. Additionally, due to fewer movements permitted at under the signalized thru-cut scenario, fewer conflict points occur, so fewer conflicts can be expected.

Based on this comparison, a signalized thru-cut provides an improved alternative to the typical 8 phase intersection, therefore, a signalized thru-cut with dual southbound left turn lanes, a yield controlled southbound right turn lane and no eastbound and westbound left turn lanes, is the recommended control type at access C. The configuration of the south approach should be determined by the US 441/188th Street PD developer in coordination with FDOT. A non-signalized thru-cut with a single southbound left and single southbound right lane should be permitted at Access C until capacity is exceeded and signalization is required. A concept for this intersection is provided in Appendix L.

6.4. Turn Lane Warrant Analysis and Length Calculations

Left and right turn lane warrants were performed at all intersections providing access to the project, where existing turn lanes are not available. The turn lane warrants are evaluated based on the highest build-out peak hour volumes.

The "*FDOT Access Management Guidebook 2019"* recommends a left-turn lane at all median openings on multilane highways that serve driveways. Therefore, an eastbound left-turn lane on US HWY 441 is recommended at the proposed directional median opening at access B. The proposed 188th/441 development, located on the south side of US HWY 441 proposes a connection at location B as Left turns will not be permitted at the proposed.

A right-turn lane warrant analysis, based on guidelines from the "*FDOT Access Management Guidebook 2019",* was used to determine whether a right-turn lane is warranted at all proposed site access intersections. The thresholds for warranting a right-turn lane are 55 right-turns per hour, since US HWY 441 is posted at 65 MPH and US HWY 441 is a multilane highway, see **Table 5**. Based on the forecasted build-out volumes provided in **Figure 7** and **Figure 8,** all site access intersections, including access A, B, C, and D exceed the 55 VPH right turn threshold and therefore warrant a right turn lane.

Table 5 | Right-Turn Lane Warrant

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

Table 6 provides the turn lane warrant results along US HWY 441 at all proposed site access intersections and provides the recommended turn lane lengths. The turn lane length design uses the highest deceleration length (460 FT) provided in Exhibit 212-1 of the FDOT Design Manual and 25 FT per vehicle for the queue length.

Table 6: US HWY 441 Turn Lane Warrant and Recommended Lengths				
Intersection	**Turn Lane Description**	**Turn Lane Warranted**	**95th% Queue**	**Proposed Length (FT)**
US HWY 441 @ Access A (Right-in/right-out)	WB Right	Yes	N/A	460
US HWY 441 @ Proposed Access B (Directional)	WB Right	Yes	N/A	460
	EB Left	Yes	250	710
	WB Left*	Yes	200	660
US HWY 441 @ Proposed Access C (Signalized Thru-cut)**	WB Right	Yes	25	485
Full median Opening West of Proposed Access D/NW 164th Lane	WBL	Yes	275	550, Maximum Limited by Constraints
US HWY 441 @ Proposed Access D/NW 164th Lane (Directional Access)	WB Right	Yes	N/A	460
	EB Left	Yes, Existing	50	510, Maintain Existing

* There are no development plans for the non-residential portion of US 441/NW 188th Street PD located to the south of the proposed Briarwood Town Center, therefore, the development size and land uses are a best guess based on the information available. The westbound left turn lean length design should be revisited when plans are available for the non-residential portion of US 441/NW 188th Street PD.
** The westbound right-turn lane length is based on the signalized full build-out condition.

6.5. Intersection Analysis

The analysis of the study intersections covered four scenarios, as follows:

- Existing (Peak Season) Conditions;
- 2028 Background Conditions;
- 2028 Build-out Conditions; and
- 2028 Build-out Conditions with Improvements.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvements to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis, Highway Capacity Software 2023 was used to analyze stop sign controlled intersections and Synchro 11 was used to analyze the signalized intersections or proposed signalized intersections.

The operational performance of the intersections is provided in **Table 7** and **Table 8**. The HCS and Synchro reports are provided in **Appendix J**. Intersection deficiencies are highlighted in **Table 7** and **Table 8**. A yellow highlight indicates that a deficiency occurs before project trips are added and therefore, not the responsibility of the project's developer. A red highlight indicates that the deficiency occurs with the addition of project trips, therefore, transportation improvements should be considered to mitigate the deficiency. Deficiencies are v/c greater than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

All turn lanes recommended in **Table 6** are modeled during the buildout scenario. In addition to the turn lanes recommended in Section 6.4, a dual southbound left-turn lane and southbound right-turn lane are recommended at the signalized thru-cut at access C, and are modeled under the buildout condition.

Table 7: AM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2028)				Build-out (2028)				Build-out with Improvements (2028)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
US HWY 441 at NW 202nd St	EBL	400	B	10.6	0.07	25	B	12.2	0.10	25	B	13.4	0.11	25				
	WBL	375	B	14.8	0.15	25	C	19.1	0.22	25	C	21.2	0.26	25				
	NBL/T/R	N/A	F	55.1	0.58	75	F	179.3	1.04	175	F	263.5	1.24	200				
	SBL/T/R	N/A	E	40.2	0.44	50	F	215.6	1.09	175	F	893.5	2.45	250				
	Int. Total			3.8				18.6				32.2						
US HWY 441 at NW 188th St	EBL	350	B	10.7	0.06	25	B	12.4	0.08	25	B	13.5	0.09	25				
	WBL	375	C	15.0	0.16	25	C	19.6	0.24	25	C	22.2	0.29	50				
	NBL/T/R	N/A	F	89.2	0.81	150	F	317.1	1.41	250	F	480.9	1.77	300				
	SBL/T/R	N/A	F	74.1	0.68	100	F	373.5	1.47	225	F	978.5	2.67	300				
	Int. Total			7.1				23.4				48.0						
US HWY 441 at Proposed Access A - RI/RO	SBR	N/A									C	17.0	0.11	25				
	Int. Total											0.4						
US HWY 441 at Proposed Access B - Directional	EBL	N/A									B	14.3	0.22	25				
	WBL	N/A									C	23.2	0.37	50				
	NBR	N/A									C	24.1	0.28	50				
	SBR	N/A									C	15.7	0.16	25				
	Int. Total											2.0						
US HWY 441 at Proposed Access D/NW 164th Lane - Directional	EBL	N/A									B	14.3	0.06	25				
	SBR	N/A									D	28.5	0.56	100				
	Int. Total											1.5						
US HWY 441 at Santa Fe Ford Drwy	WBL	425	B	13.2	0.04	25	C	16.7	0.06	25	C	21.0	0.08	25				
	NBL/T/R	N/A	C	21.3	0.06	25	D	29.7	0.09	25	E	41.3	0.13	25				
	Int. Total			0.2				0.3				0.3						
NW 173rd St at NW 172nd Ave	EBL/R	N/A	B	11.0	0.09	25	B	13.6	0.23	25	B	13.7	0.24	25				
	NBL/T	N/A	A	7.9	0.02	25	A	8.2	0.02	25	A	8.2	0.02	25				
	Int. Total			1.7				2.1				2.4						
NW 173rd St at NW 190th Ave	EBL/R	N/A	B	10.3	0.02	25	B	11.4	0.02	25	B	11.5	0.02	25				
	NBL/T	N/A	A	7.7	0.00	0	A	8.0	0.01	0	A	8.0	0.01	0				
	Int. Total			0.4				0.4				0.4						
Signalized Intersections																		
	EBT	N/A									A	5.5	0.62	375				

US HWY 441 at Proposed Access C - Signalized Thru-cut	WBT	N/A									A	1.8	0.47	100				
	WBR	NA									A	0.3	0.05	25				
	NBL	N/A									E	69.0	0.41	125				
	NBR	N/A									C	27.1	0.35	75				
	SBL	N/A									E	73.6	0.66	175				
	SBR	N/A									B	19.1	0.19	50				
	Int. Total										B	10.0						
US 441 at NW 173rd St	EBL	375	F	84.5	0.62	150	F	97.8	0.79	250	F	98.7	0.84	275	D	53.8	0.80	200
	EBT	N/A	C	27.7	0.65	575	D	53.9	0.97	1050	F	101.2	1.14	1325	D	45.6	0.99	1175
	EBR	300	A	0.2	0.10	0	A	0.3	0.13	0	A	2.2	0.18	25	A	2.2	0.16	50
	WBL	425	E	77.5	0.59	150	F	85.7	0.80	275	F	85.9	0.80	275	F	108.7	0.96	300
	WBT	N/A	C	22.6	0.52	375	C	28.0	0.68	500	C	32.1	0.80	600	C	23.6	0.72	425
	WBR	1000	A	2.4	0.24	50	A	2.5	0.29	50	A	2.6	0.29	50	A	2.0	0.27	50
	NBL	185	D	50.8	0.36	125	F	102.2	0.96	300	F	135.4	1.09	375	F	104.9	0.91	200
	NBT	N/A	F	89.7	0.68	175	F	110.0	0.88	275	F	110.0	0.88	275	F	110.0	0.88	275
	NBR	250	B	14.6	0.58	50	C	21.9	0.65	100	C	22.9	0.66	100	C	22.2	0.66	100
	SBL	400	F	205.0	1.31	575	F	442.4	1.88	825	F	442.4	1.88	825	F	568.2	2.17	875
	SBT	N/A	E	56.9	0.59	150	F	192.5	1.23	425	F	201.5	1.26	425	F	201.5	1.26	425
	Int. Total		D	47.2			F	92.8			F	108.0			F	94.9		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

Table 8: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2028)				Build-out (2028)				Build-out with Improvements (2028)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
US HWY 441 at NW 202nd St	EBL	400	B	13.1	0.06	25	C	16.2	0.08	25	C	18.7	0.10	25				
	WBL	375	B	10.7	0.08	25	B	12.7	0.11	25	B	14.8	0.15	25				
	NBL/T/R	N/A	D	33.3	0.55	100	F	103.6	0.94	200	F	237.5	1.30	300				
	SBL/T/R	N/A	D	34.2	0.27	25	F	69.9	0.50	75	F	126.5	0.70	100				
	Int. Total			3.0				15.8				32.2						
US HWY 441 at NW 188th St	EBL	350	B	14.4	0.08	25	C	18.4	0.12	25	C	21.8	0.14	25				
	WBL	375	B	11.6	0.12	25	B	14.2	0.17	25	C	17.7	0.25	25				
	NBL/T/R	N/A	F	119.9	0.94	175	F	594.3	2.03	375	F	1559.4	4.04	500				
	SBL/T/R	N/A	F	165.9	1.03	175	F	654.9	2.1	325	F	1601.3	4.00	400				
	Int. Total			13.2				50.3				120.4						
US HWY 441 at Proposed Access A - RI/RO	SBR	N/A									D	29.2	0.33	50				
	Int. Total											1.0						
US HWY 441 at Proposed Access B - Directional	EBL	N/A									F	98.9	1.00	250				
	WBL	N/A									E	36.6	0.79	200				
	NBR	N/A									C	17.1	0.17	25				
	SBR	N/A									D	28.0	0.37	50				
	Int. Total											10.2						
US HWY 441 at Proposed Access D/NW 164th Lane- Directional	EBL	N/A									E	36.3	0.39	50				
	SBR	N/A									F	83.0	0.84	150				
	Int. Total											3.6						
US HWY 441 at Santa Fe Ford Drwy	WBL	425	B	11.0	0.03	25	B	13.0	0.05	25	C	17.4	0.08	25				
	NBL/T/R	N/A	C	20.3	0.11	25	D	27.8	0.16	25	E	47.6	0.26	25				
	Int. Total			0.3				0.4				0.4						
NW 173rd St at NW 172nd Ave	EBL/R	N/A	B	10.3	0.11	25	B	11.7	0.20	25	B	11.8	0.20	25				
	NBL/T	N/A	A	7.6	0.01	0	A	7.8	0.05	25	A	7.8	0.05	25				
	Int. Total			2.8	0.00			3.2				3.6						
NW 173rd St at NW 190th Ave	EBL/R	N/A	A	9.7	0.03	25	B	10.4	0.04	25	B	10.5	0.04	25				
	NBL/T	N/A	A	7.5	0.00	0	A	7.6	0.00	0	A	7.6	0.00	0				
	Int. Total			0.7				0.7				0.7						
Signalized Intersections																		
	EBT	N/A									A	10.0	0.54	425				

US HWY 441 at Access C - Signalized Thru-cut	WBT	N/A									A	4.6	0.77	200				
	WBR	N/A									A	0.2	0.13	25				
	NBL	N/A									F	82.4	0.84	400				
	NBR	N/A									B	11.3	0.17	50				
	SBL	N/A									E	64.3	0.67	275				
	SBR	N/A									D	38.3	0.23	100				
											B	17.8						
US HWY 441 at NW 173rd St	EBL	375	F	101.4	0.69	175	F	153.5	0.99	275	F	175.5	1.11	300	F	99.9	0.91	225
	EBT	N/A	C	21.7	0.46	400	D	36.2	0.78	675	D	55.0	1.01	1100	D	46.3	0.97	1100
	EBR	300	A	0.2	0.09	0	A	0.3	0.12	0	A	3.1	0.18	25	A	0.7	0.18	25
	WBL	425	E	77.0	0.72	225	F	108.7	0.99	475	F	111.1	0.99	475	F	84.5	0.94	400
	WBT	N/A	C	28.9	0.64	725	C	34.1	0.78	825	E	56.8	1.00	1250	D	41.1	0.98	1225
	WBR	1000	A	4.9	0.09	50	A	6.6	0.15	75	A	5.8	0.15	75	A	2	0.15	50
	NBL	185	E	66.8	0.51	150	F	160.1	1.14	400	F	278.0	1.47	550	F	112.6	0.95	250
	NBT	N/A	F	85.9	0.46	100	F	89.3	0.57	175	F	89.2	0.57	175	F	89.9	0.58	175
	NBR	250	B	14.0	0.57	50	C	21.1	0.64	100	C	21.1	0.64	100	C	21.3	0.65	100
	SBL	400	E	60.3	0.35	125	E	61.0	0.47	175	E	61.0	0.47	175	E	61.2	0.47	175
	SBT	N/A	D	43.6	0.62	100	F	100.9	0.91	250	F	109.2	0.96	275	F	116.3	0.99	275
	Int. Total		C	31.8			D	50.5			E	71.3			D	50.5		

Yellow highlight = deficiency occurring without project traffic
Red highlight = deficiency occurs due to added project trips

As shown in **Tables 7 and 8**, the following intersection deficiencies occur due to the addition of project trips:

US HWY 441/NW 202nd Street Intersection

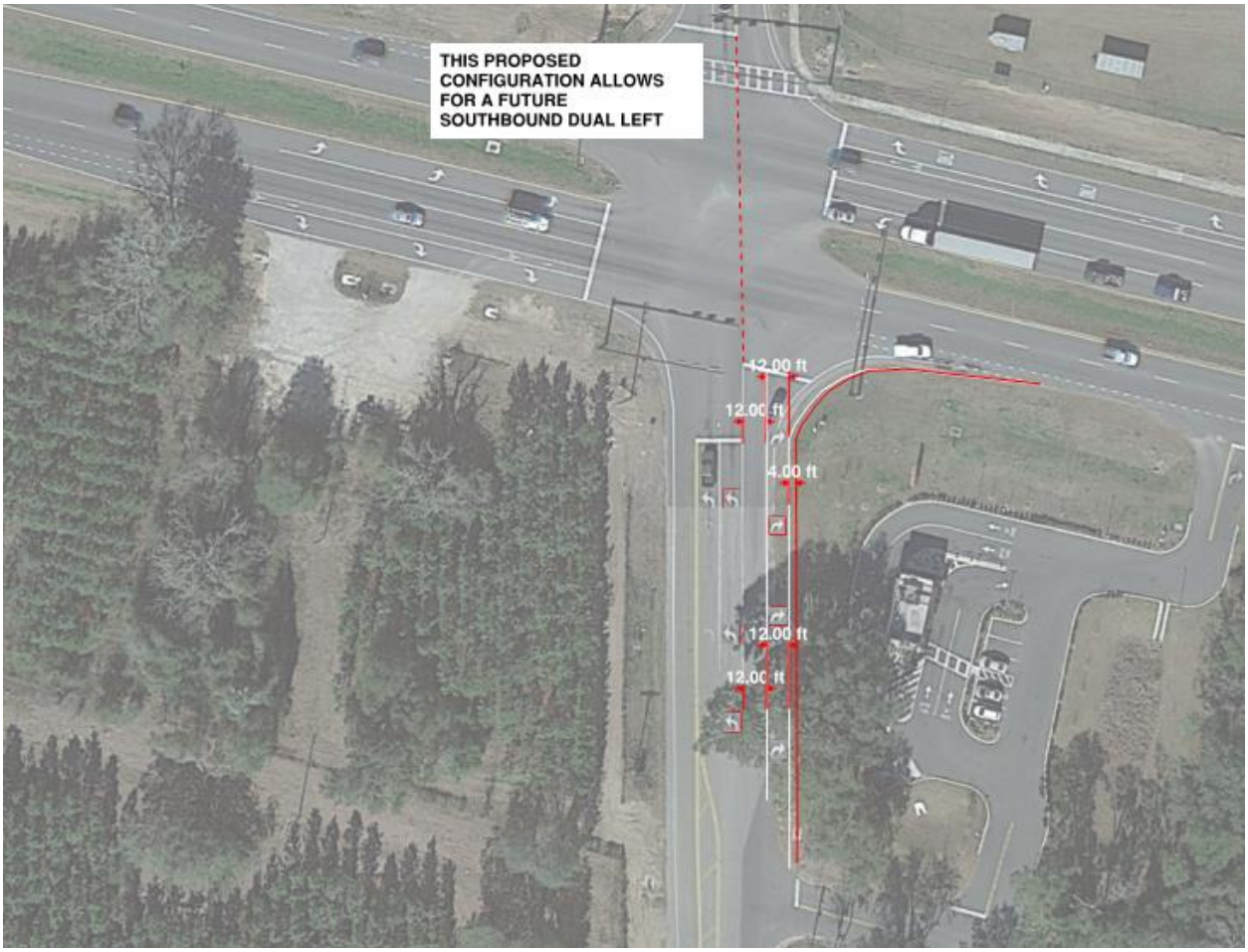
The northbound left/through/right operates with a volume to capacity of 1.30 during the PM peak hour of the build-out condition. Since the volumes are just over capacity and the project is forecasted to add only 7 vehicles to the northbound movement, no improvements are recommended to mitigate this condition.

US HWY 441/NW 173rd Street Intersection

During the AM peak, the eastbound through and northbound left movements operate with volumes exceeding capacity during the full build-out of the project with the addition of project traffic. Additionally, the eastbound through and eastbound left movements operate with volumes exceeding capacity during the PM peak with the addition of project traffic.

Providing dual northbound left-turn lanes and optimizing the signal timing is recommended to remove the deficiencies caused by project traffic as indicated in the "with improvements" scenarios of **Table 7 and 8**. A concept showing the dual northbound left turn lane configuration is provided in **Figure 10**. With this improvement, the northbound dual left-turn lanes should be extended to 540 FT to accommodate the 250 FT 95th percentile queue that occurs during the PM peak of the build-out plus the deceleration length of 290 FT.

Figure 10 | NW 173rd Street Northbound Dual Left Concept



The results from **Table 7** show that the southbound left operates with volumes well exceeding capacity during the AM peak existing and background scenario. This deficiency is due to non-project traffic and is therefore not the responsibility of the developer. Alachua County should consider providing southbound dual lefts at this intersection. The northbound dual left concept provides an alignment that allows for a southbound dual left which could be added in the future.

Improvement Thresholds

The following schedule provides the recommended development thresholds that warrant the access connections and access points recommended in this TIA. The calculations and analysis reports that support the improvement schedule are provided in **Appendix K**. This schedule is based on the following order of development. If the following development order changes, an updated TIA should be prepared:

- **Phase 1** – The first phase of development will include approximately 115 single family dwelling units. The multifamily land use is also included in the Phase 1 area however the multifamily development may occur after the Phase 2 single family homes. The multifamily development is planned on the south side of Phase 1 adjacent to US HWY 441.
- **Phase 2** – The second phase of development will include approximately 483 single family dwelling units.
- **Phase 3** – Phase 3 is expected to include a combination of shopping center/retail and office uses. For the purpose of this analysis, it is estimated that the Phase 3 portion on the east side of the site will include 17,000 SF of shopping center and the remaining 183,000 SF of shopping center and 50,000 SF of office will be located on the west side of the site.

All improvement thresholds are based on improvements being required from the beginning of the development until the end of Phase 2, with the development of single-family homes only. The Phase 1 and 2 single family homes are expected to be completed before full build-out of the site, before the full background condition will occur. For that reason, the intersection analyses, used to determine the improvement thresholds, add the background volumes but not the reserved trips, which equates to approximately half of the background trips.

The 115 single family homes within the Phase 1 development can be constructed without any new connections to US HWY 441. The project trips will utilize the existing Briarwood subdivision roads to reach their destinations. **Signal retiming at the US HWY 441/NW 173rd Street intersection, is recommended to support the project added trips. The recommended signal timings are provided in Table 9 and 10. These signal timings should be provided concurrent with the Phase 1 development.**

Table 9: Recommended AM Split Times – US HWY 441/NW 173rd Street							
Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8
23	80	25	22	20	83	25	22

Table 10: Recommended AM Split Times – US HWY 441/NW 173rd Street							
Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8
32	85	25	18	22	95	25	18

The Access D connection, realignment of NW 164th Lane and conversion of the median opening to a directional median opening should be provided concurrent with any development exceeding the 115 single family homes within Phase 1. Additionally, a westbound left turn lane at the US HWY 441 median opening just west of access D should be provided concurrent with these improvements to accommodate U-turns from vehicles exiting the site heading east.

A connection at Access B should be provided concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first. From discussions with FDOT, the access may remain a full access until such time that a traffic signal is warranted, at which time it shall be converted to a directional access, unless otherwise directed by FDOT.

Access C is needed to accommodate the project trips exiting the site and heading east. This connection is recommended concurrent with the residential development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first. After construction of Access Point C, a signal warrant analysis shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports should be provided as required by FDOT. The access C intersection can operate as a non-signalized thru-cut intersection until such time that a traffic signal is warranted. The intersection should be designed with the signalized build-out configuration with the 2nd southbound left-turn lane blocked off. The 2nd southbound left-turn lane can be operational when the intersection is under signal control.

The northbound dual left turn lane at the US HWY 441/NW 173rd intersection is needed to accommodate the project trips added at this intersection. This improvement is recommended concurrent with any residential development exceeding the 598th single family home or with the development of the non-residential land uses, whichever occurs first.

Access A should be provided concurrent with the non-residential development adjacent to this proposed access.

7. CONCLUSIONS AND RECOMMENDATIONS

Table 11 provides the recommended improvements and improvement schedule to support the Briarwood Town Center Development.

Table 11 – Recommended Improvements and Schedule

Location	Improvement	Schedule
Access A	Provide a right-in/right-out with a westbound right-turn lane 460 FT in length	Prior to final permitting for development adjacent to access point
Access B (at the existing US HWY 441 at Belle's Road intersection)[1]	• Provide a project connection to this access location • Construct an eastbound left-turn lane 710 FT in length • Construct a westbound right-turn lane 460 FT in length • A westbound left-turn lane 660 FT in length is recommended to serve the property to the south, however, this improvement is not the responsibility of the Briarwood Town Center developer.	Concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
	• Convert the existing full median opening to a directional median opening	Concurrent with the signalization of access C.
Access C[2]	• Provide a non-signalized thru-cut with a southbound left and southbound right turn lane. Either the left or right turn lane should be 250 FT (minimum with stop-controlled intersection) to accommodate the queue. • Provide a 485 FT westbound right turn lane	Concurrent with development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
Access C[2]	• Signalize the thru-cut intersection • Provide dual southbound left-turn lanes a minimum of 275 FT in length and a southbound yield controlled right-turn lane a minimum of 275 FT in length	When FDOT approves signalization based on a traffic signal warrant analysis. A signal warrant analysis is recommended with the Access C connection followed by traffic signal warrant monitoring, as required by FDOT, if the signal is not warranted.
Full median opening west of Access D	• Provide a westbound left-turn lane. The turn lane length should be approximately 550 FT in length, which is the maximum length possible between intersections.	Concurrent with development exceeding the 115th single family home
Access D (at the existing US HWY 441/NW 164th Lane intersection)	• Provide connection to project, aligned perpendicular with US HWY 441 • Convert the Access D/NW 164th Lane full median opening to a directional median opening • Install a 460 FT westbound right turn lane	Concurrent with development exceeding the 115th single family home
HWY 441/NW 173rd intersection	Retime traffic signal split times in accordance with **Tables 9 and 10**	Concurrent with the first phase of the development
	Construct a 540 FT northbound dual left turn lane and provide the needed signal adjustments to accommodate this improvement	Prior to final permitting of any development beyond the 598th single family home

[1]It is recommended that all turn lane improvements are constructed at the same time. A cost sharing agreement between the two property owners could be established to accomplish this.

[2]It is recommended that the full buildout configuration is constructed with the initial access design. The 2nd southbound left-turn lane must be blocked off until the intersection is signalized.

Appendix A
Methodology Letter and Approval

September 12, 2022

Mr. Tom Cavin, PE
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Jacksonville, FL 32204

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Re: Troon Creek (Briarwood) TIA, City of Alachua, FL

Dear Mr. Calvin, Mr. Strom,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Troon Creek development located on the north side of US HWY 441 between NW 188th Street and NW 173rd Street in the City of Alachua, Florida.

The project proposes the following land uses:

- 780 Dwelling Units - Single-Family Detached Housing;
- 350 Dwelling Units - Multifamily Housing (Low-Rise);
- 200 KSF – Shopping Center (>150k); and
- 50 KSF – General Office.

The project proposes the following access points as provided in **Attachment A**:

- Two (2) access points on NW 188th Street; and
- Four (4) access points on US HWY 441; and
- One (1) access point at the existing US HWY 441/NW 164th Lane connection

To support the proposed access points on NW 188th Street, proposed improvements for NW 188th Street will include paving the existing unpaved roadway based on the standards provided in Table 407.141.1 Street Design Specifications, per the Unified Land Development Code.

The proposed access point at the existing US HWY 441/NW 164th Lane connection will replace the existing skewed intersection with an intersection that connects at approximately 90 degrees. This will provide improved line of sight of drivers entering US HWY 441 from the side street. The existing NW 164th Lane will be realigned to connect to this new connection.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections in addition to all proposed access intersections:

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 188th Street intersection;
- US HWY 441/NW 164th Lane intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection;
- NW 173rd Street/NW 190th Avenue intersection;

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. Internal capture and pass-by trips will be applied to the trip generation in accordance with the ITE Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. **Attachment B** provides the internal capture and pass-by documentation.

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	780	6,678	483	126	357	685	432	253
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
Residential Trips Total			8,997	614	157	457	856	540	316
Residential I.C. trips =			375	11	4	7	56	43	13
Shopping Center (>150k)	820	200.000	11,086	252	156	96	930	446	484
Shopping Center I.C. trips =			628	12	6	6	61	14	47
Pass-by = 29%[1]			3,033	70	44	26	252	125	127
General Office	710	50.000	635	92	81	11	93	16	77
General Office I.C. trips =			123	9	6	3	27	14	13
Total			20,718	958	394	564	1,879	1,002	877
Gross Trips with I.C. applied			19,592	926	378	548	1,735	931	804
Net New Trips (with I.C. and Pass-by Reduction Applied)			16,559	856	334	522	1,483	806	677

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 29% (GLA between 150 and 300 KSF) is used for all scenarios.

Data Collection

Turning movement counts at the following intersections will be collected during the AM and PM peak two hours, during a single day. Counts will be collected on a Tuesday, Wednesday, or Thursday when Alachua County Schools, the University of Florida, and Santa Fe College are in session. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 164th Lane intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection;
- NW 173rd Street/NW 190th Avenue intersection;

A 14-hour turning movement count will be performed at the US HWY 441/NW 188th Street intersection, for the purpose of signal warrant analyses.

Background Condition

The count data will also be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project during the 2028 build-out year. The growth rate will be determined based on historical ADT where available. A minimum 1% growth rate will be applied if the historical growth rate is less than 1% and 2% on roadways where historical ADT is not available.

Reserved trips, provided by the City of Alachua, will be included in the analysis.

Trip Distribution

CHW will contract with a qualified professional consultant to obtain a transportation distribution based on the Gainesville Urbanized Area Transportation Study (GUATS) transportation model. Project trips will then be assigned to the distribution to provide the traffic volumes used in the 2028 Buildout analysis.

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- 2028 Background conditions
- 2028 Build-out conditions (includes buildout project trips)
- 2028 Build-out conditions with improvements, if applicable (includes buildout project trips)

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7 and the signalized intersections using Synchro 11. The analysis reports will be provided in the appendices.

Access management will be reviewed for the access intersections on US HWY 441, based on FDOT spacing standards. The Traffic Study will provide recommendations regarding the access type and location.

Left and right turn lane warrants, along US HWY 441, will be performed at all proposed site access intersections.

A traffic signal warrant analysis will be provided at the site's main access point on US HWY 441. Additional signal warrant analyses will be provided at the proposed connections where the stop control HCS intersection analyses indicate deficiencies that cannot be alleviated under a stop control condition.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection Analysis
  - Access Management
  - Left and Right Turn Lane Warrants
  - Traffic Signal Warrant Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW

Brian Snyder, P.E.
Project Manager

N:\2022\22-0246\Departments\04_Engineering\04_Traffic\Report\Methodology\220912 Troon Creek Methodology.docx

Attachment A
Concept Plan

GRAPHIC SCALE 1" = 250'
0 250' 500'

SITE DATA:

1. MAXIMUM SINGLE FAMILY RESIDENTIAL: 898 DU
   1.1. DETACHED SINGLE FAMILY RESIDENTIAL LOT SIZE WIDTHS INCLUDE: 34', 40', 50', 60' AND 75'.
   1.2. MINIMUM SIDE YARD SETBACKS 5'.
   1.3. MAXIMUM SINGLE FAMILY LOT IMPERVIOUS AREA IS 80%
   1.4. ATTACHED SINGLE FAMILY RESIDENTIAL MINIMUM LOT WIDTH IS 20' FOR INTERIOR UNITS. MINIMUM 20' BUILDING SEPARATION.
2. MAXIMUM MULTIFAMILY DWELLING UNITS: 401 DU
3. MAXIMUM NON-RESIDENTIAL FLOOR AREA: 743,000 SF

RESIDENTIAL
EXISTING ZONING: A
FUTURE LAND USE: MODERATE DENSITY RESIDENTIAL
(0 TO 4 UNITS PER ACRE)
MAX 645 SFR UNITS
PROPOSED ZONING: PD-R
AREA: 161.33 ACRES

RED SHADED AREA REPRESENTS THE EXISTING COMMUNITY COMMERCIAL FUTURE LAND USE AREAS

BOUNDARY LINE FOR EACH LAND USE POD

COMMUNITY COMMERCIAL
EXISTING ZONING: A
FUTURE LAND USE: COMMUNITY COMMERCIAL
PROPOSED ZONING: PD-R
AREA: 75.14 ACRES
0.2 FAR (654,600 SF)

RESIDENTIAL
EXISTING ZONING: RMF-8
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
(4 TO 8 UNITS PER ACRE)
MAX 263 SFR UNITS
PROPOSED ZONING: PD-R
AREA: 32.90 ACRES

APARTMENTS
EXISTING ZONING: CC
FUTURE LAND USE: COMMUNITY COMMERCIAL
PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
(8 TO 15 UNITS PER ACRE)
MAX 401 DU
PROPOSED ZONING: PD-R
AREA: 26.77 ACRES

COMMUNITY COMMERCIAL
EXISTING ZONING: RMF-8
PROPOSED ZONING: PD-R
EXISTING FLU: MEDIUM DENSITY RESIDENTIAL
PROPOSED FLU: COMMUNITY COMMERCIAL
AREA: 3.37 ACRES

COMMUNITY COMMERCIAL
EXISTING ZONING: CC
FUTURE LAND USE:
COMMUNITY COMMERCIAL
PROPOSED ZONING: PD-R
AREA: 6.78 ACRES
0.2 FAR (88,400 SF)

Existing Median Opening

NW 178th Ave
NW 177th Ave
NW 175th Ave
NW 174th Ave
NW 168th Ave
NW 172nd Ln
NW 164th Ln
NW 165th Ave
NW 164th Pl
NW US Highway 441

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

PD MASTER PLAN
FOR
BRIARWOOD TOWN CENTER PUD
ALACHUA FLORIDA

OWNER(S): TROON DEVELOPMENT LLC

ENGINEER IN CHARGE: DAVID F. GUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11	DATE	REVISIONS

JOB # 2022-004
DATE: 7/6/22
SCALE: 1"=250'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

MP-1
1 OF 1

C:\Users\david\OneDrive - sccivil.com\Projects\2022-003 Briarwood Phase 4\Drawings\2022-003_BUBBLE PLAN_OVERALL.dwg Layout:E-1 Plotted:7/12/2022 4:06 PM By:david

Attachment B

Internal Capture and Pass-by documentation

Project Name:	Troon Creek
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.06	81	86	1.06	11	12
Retail	1.17	156	183	1.16	96	111
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	157	177	1.09	457	498
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	8	0	0	0
Retail	32		14	0	16	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	100	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		59	0	0	0	0
Retail	3		0	0	4	0
Restaurant	12	15		0	9	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	31	0	0		0
Hotel	3	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	80	86	75	0	0
Retail	8	175	183	150	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	4	173	177	153	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	3	9	12	8	0	0
Retail	7	104	111	90	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	8	490	498	450	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Troon Creek
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.11	16	18	1.07	77	82
Retail	1.21	446	540	1.18	484	571
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	540	621	1.21	316	382
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	3	0	1	0
Retail	11		166	23	49	29
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	15	16	80	0		11
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		33	0	0	25	0
Retail	6		0	0	286	0
Restaurant	5	270		0	99	0
Cinema/Entertainment	1	22	0		25	0
Residential	10	5	0	0		0
Hotel	0	11	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	16	2	18	2	0	0
Retail	17	523	540	432	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	50	571	621	497	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	13	69	82	64	0	0
Retail	55	516	571	437	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	15	367	382	303	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Brian Snyder

From: Thomas Strom <tstrom@alachuacounty.us>
Sent: Thursday, September 15, 2022 4:31 PM
To: Brian Snyder
Cc: Lalit Lalwani; Cavin, Tom; Chris Dawson
Subject: RE: Troon Creek (Briarwood) TIA Methodology
Attachments: ATP Scan In Progress

Brian,

The revised methodology addresses Alachua County's comments and is approved.

Realignment of NW 164th Avenue should be coordinated with Alachua County Public Works and the Florida Department of Transportation during the development or site plan review.

Sincerely,

Thomas C. Strom, P.E.
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120 Lane, Gainesville, Florida 32653
352.548.1223 (office) 352.231.3932 (cell) 352.337.6243 (Fax)

From: Brian Snyder <brians@chw-inc.com>
Sent: Monday, September 12, 2022 11:47 AM
To: Cavin, Tom <Tom.Cavin@dot.state.fl.us>; Thomas Strom <tstrom@alachuacounty.us>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; Emmons, Robert <Robert.Emmons@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

Mr. Strom, Mr. Cavin,

Please see the attached revised methodology which addresses all comments.

A traffic signal warrant analysis section has been included with this revision.

Also, we are proposing a new, 90-degree, alignment of NW 164th Avenue with US HWY 441. Please see the concept plan showing this proposed connection change.

Thanks,

BRIAN SNYDER, PE | Project Manager
d: (386) 518-5154 | **c:** (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

From: Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Sent: Tuesday, September 6, 2022 1:20 PM
To: Thomas Strom <tstrom@alachuacounty.us>; Brian Snyder <brians@chw-inc.com>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; Emmons, Robert <Robert.Emmons@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

Brian,

In addition to Thomas's comments, If signalization is recommended at any connection, an ICE Analysis will be required. An ICE Analysis will also be required if significant improvements (ie duals lefts, etc) are recommended to the existing signalized intersection of US441 at NW 173rd St/CR235A. In addition, any connection not meeting the minimum FAC spacing requirements must have justification for the Department to review for consideration of a variance to our spacing standards.

Tom

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: Thomas Strom <tstrom@alachuacounty.us>
Sent: Tuesday, August 30, 2022 3:06 PM
To: Brian Snyder <brians@chw-inc.com>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

EXTERNAL SENDER: Use caution with links and attachments.

Brian,

Alachua County has the following comments regarding the methodology:

1. Please clarify in the methodology memo whether any improvements are proposed for NW 188th St. The County would not permit such a substantial development to connect to an unpaved roadway, and this would affect the study.
2. Please clarify in the methodology memo whether any improvements are proposed for NW 164th Ln. The County would not permit such a substantial development to connect to a local residential roadway, and this would affect the study.
3. The proposed build-out year is unlikely. Build-out should be the time when traffic is anticipated to be on the roadway, not when construction permit is obtained. Given the size of the development, at least five years is a reasonable timeframe for build-out, or 2028.
4. Section 407.136(c)*) requires development that generates 5,000 or more cumulative daily trips to evaluation intersections of collector and arterials with all roadways providing access to the development and significant intersections within 1/2 mile of the development or the first major intersections. That would include the following intersections:
    a. All access points on US 441
    b. All access points on NW 188th St.
    c. The intersection of US 441 and NW 164th Ln
    d. The intersection of US 441 and NW 188th St
    e. The intersection of US 441 and NW 173rd St
    f. The intersection of US 441 and NW 202nd St
    g. The intersection of NW 173rd St and NW 190 Ave
    h. The intersection NW 172nd Ave and NW 173rd St
5. Please ensure counts are collected when AC Public Schools, UF, and Sante Fe are is session.

Thomas Strom, PE
Transportation Engineering Manager
Public Works
5620 NW 120th Lane • Gainesville • FL • 32653
352-548-1223 (office) • 352-231-3932 (mobile) • 352-337-6243(fax)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Brian Snyder <brians@chw-inc.com>
Sent: Thursday, August 25, 2022 7:23 AM
To: Thomas Strom <tstrom@alachuacounty.us>; Tom.Cavin@dot.state.fl.us
Cc: Chris Dawson <cdawson@alachuacounty.us>; Lalit Lalwani <llalwani@alachuacounty.us>
Subject: Troon Creek (Briarwood) TIA Methodology

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

Mr. Strom, Mr. Cavin,

Please see the attached TIA methodology letter for your review. I am hoping to order the turning movement counts soon so I would appreciate your review of the study area, specifically, at your earliest convenience.

Please let me know if you need any other information for your review.

Thank you,

BRIAN SNYDER, PE | Project Manager
d: (386) 518-5154 | **c:** (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

Appendix C
Trip Generation Documentation

Single-Family Detached Housing
(210)

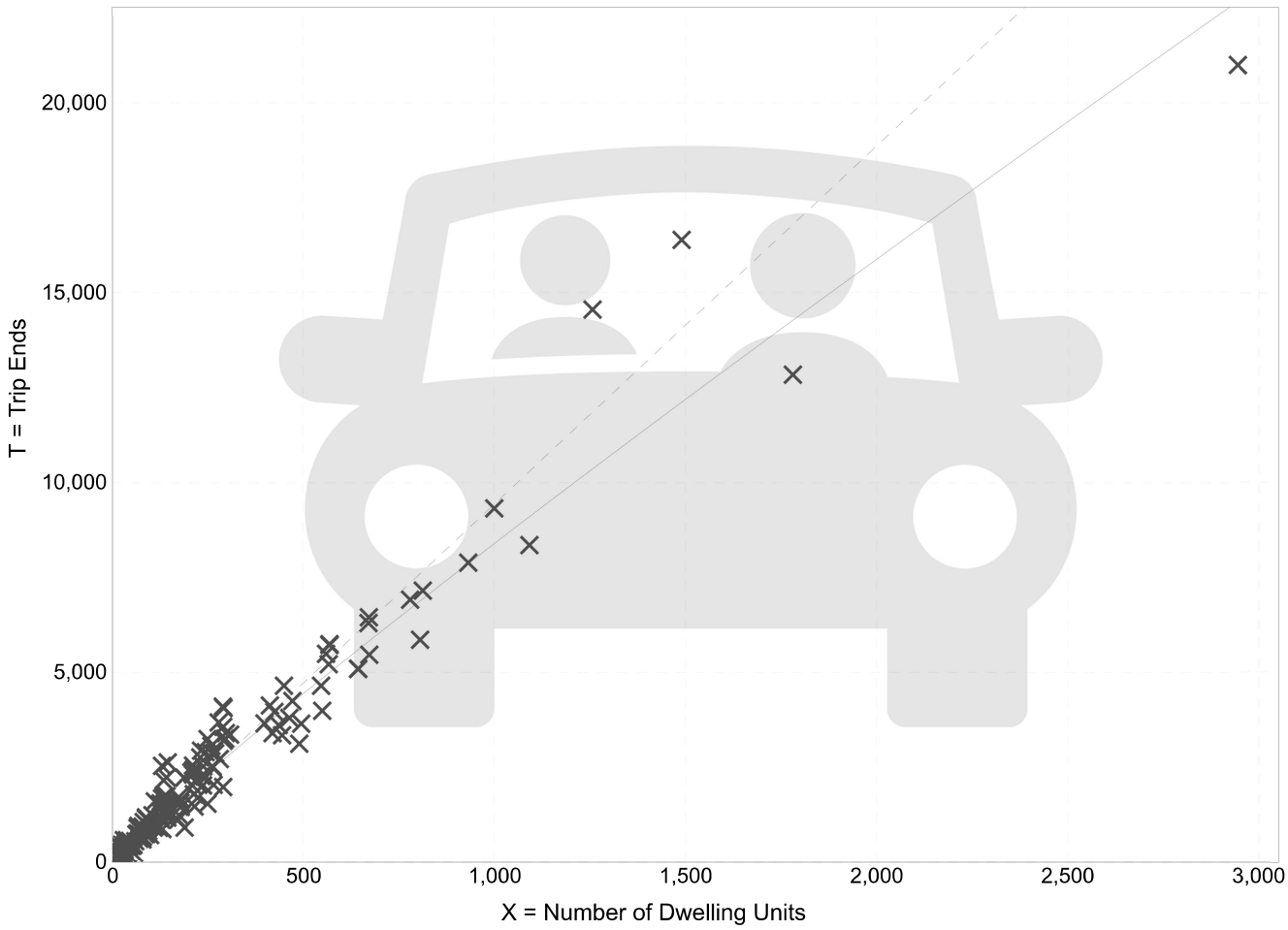
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

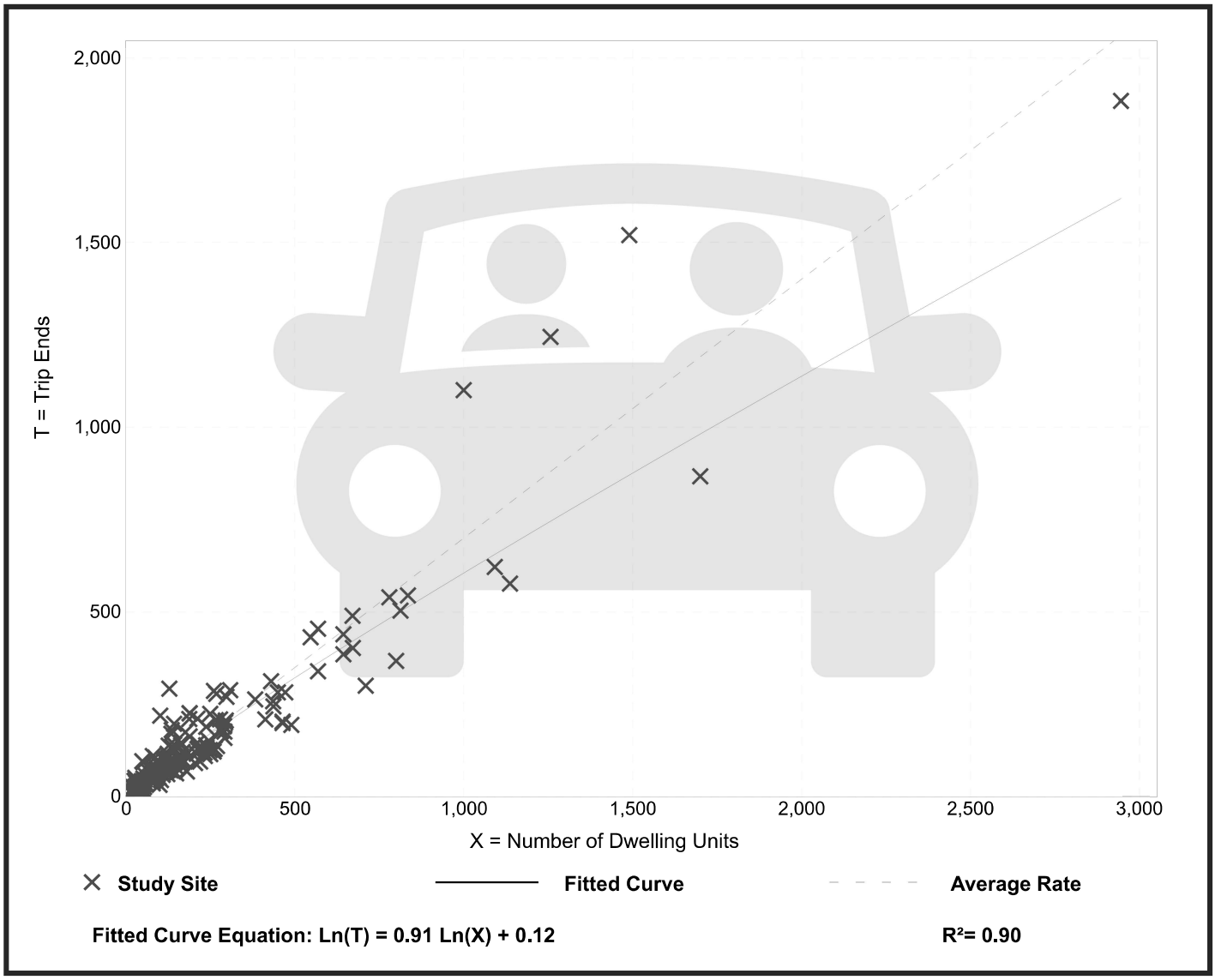
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



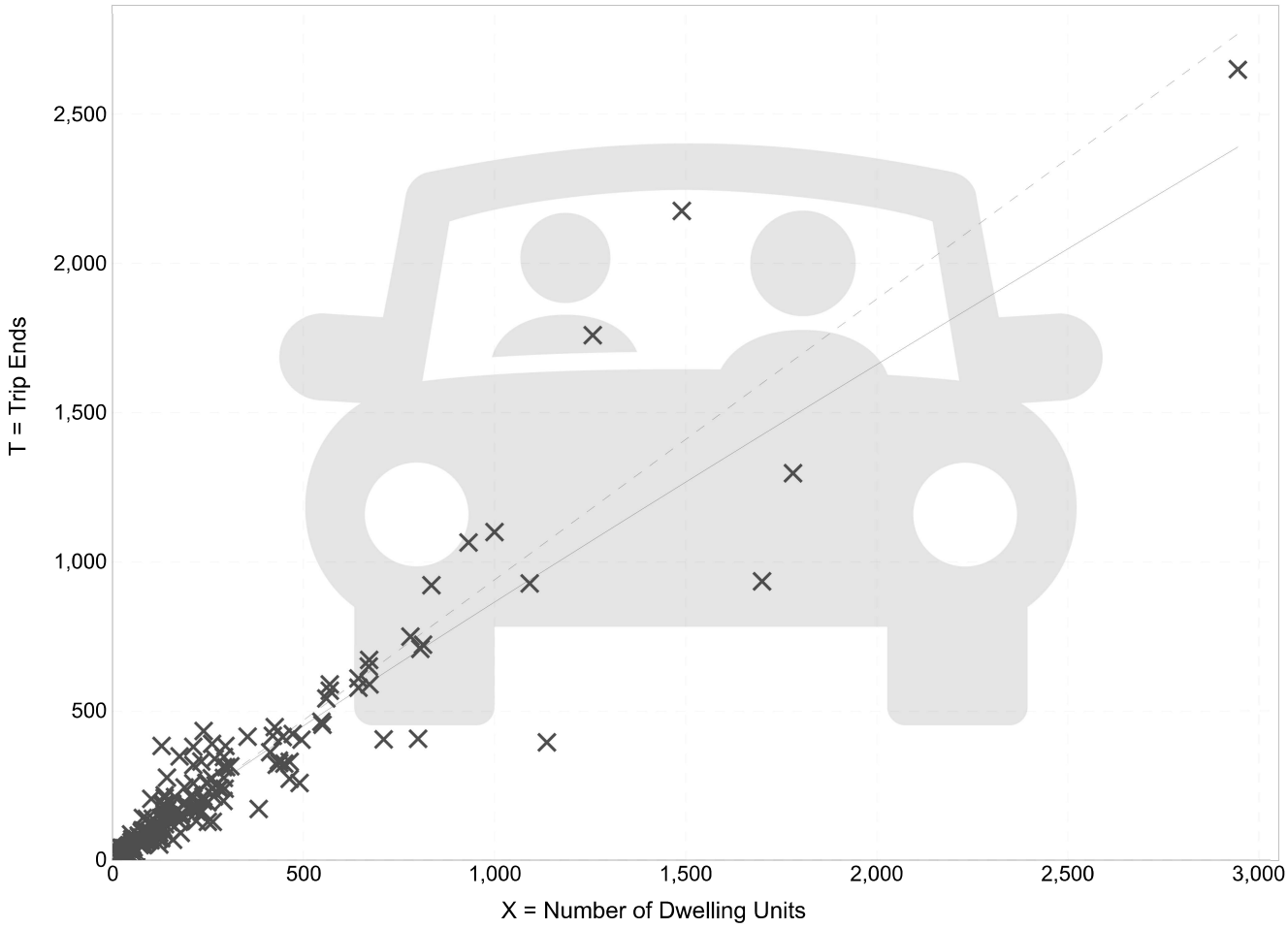
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

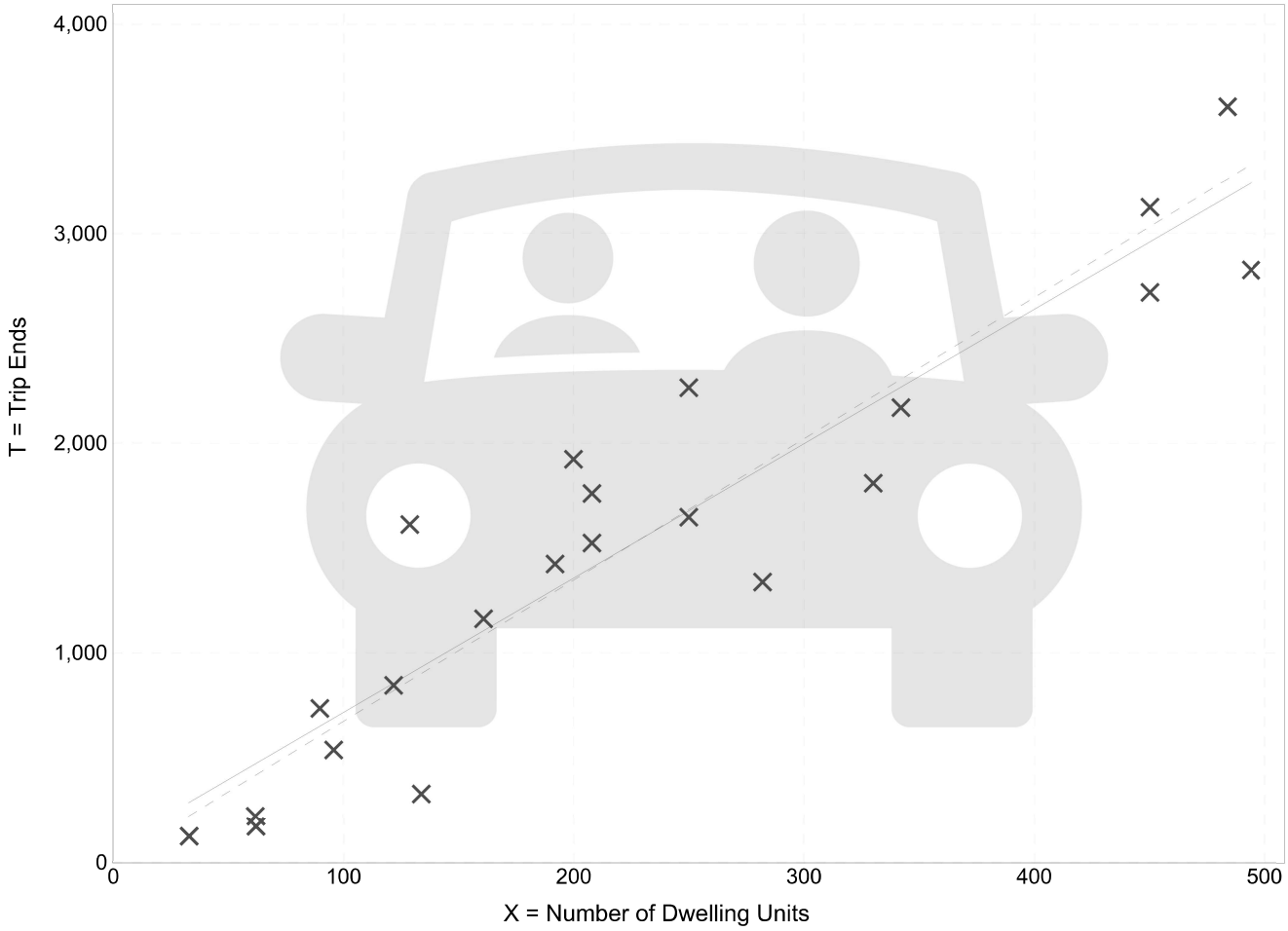
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

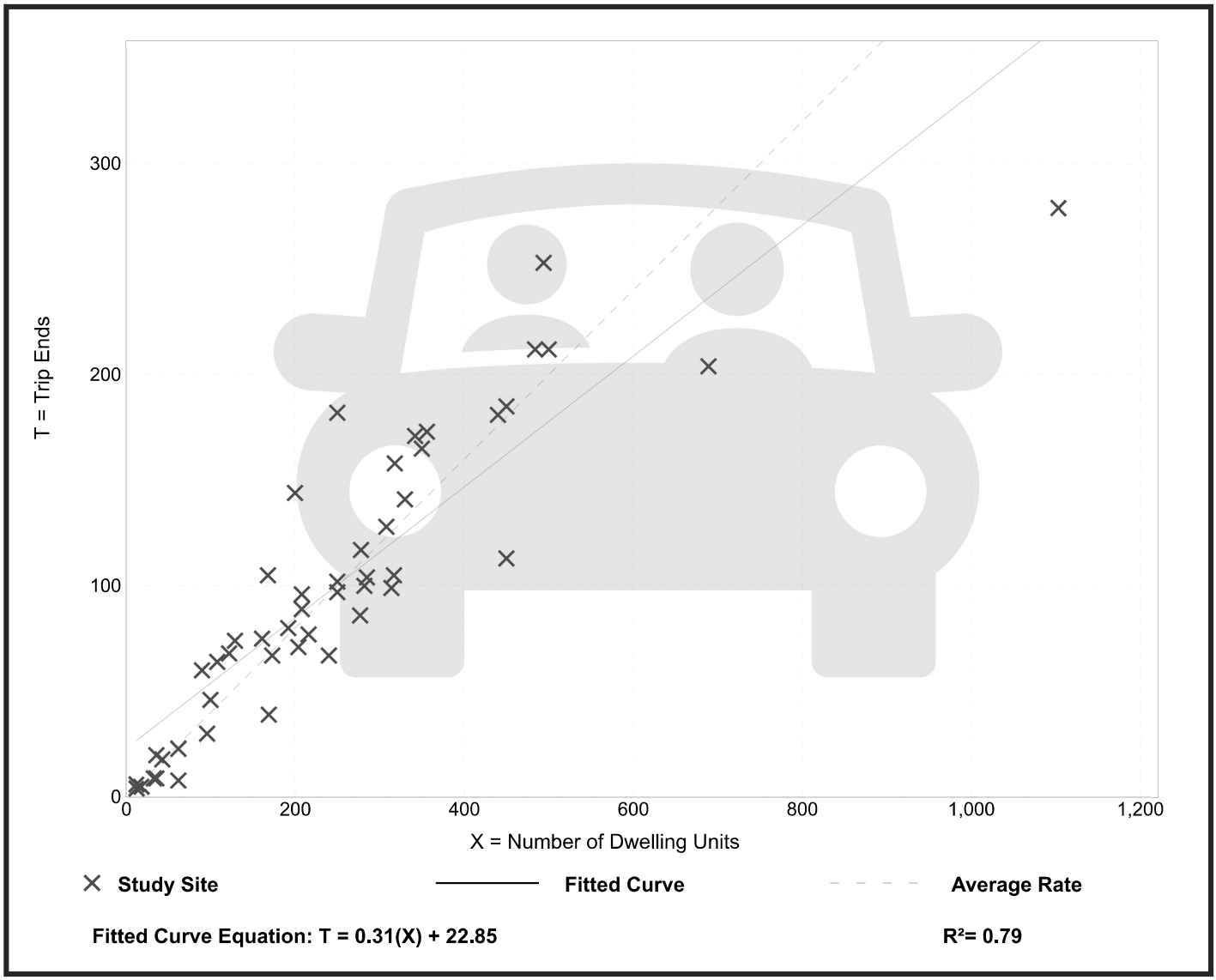
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

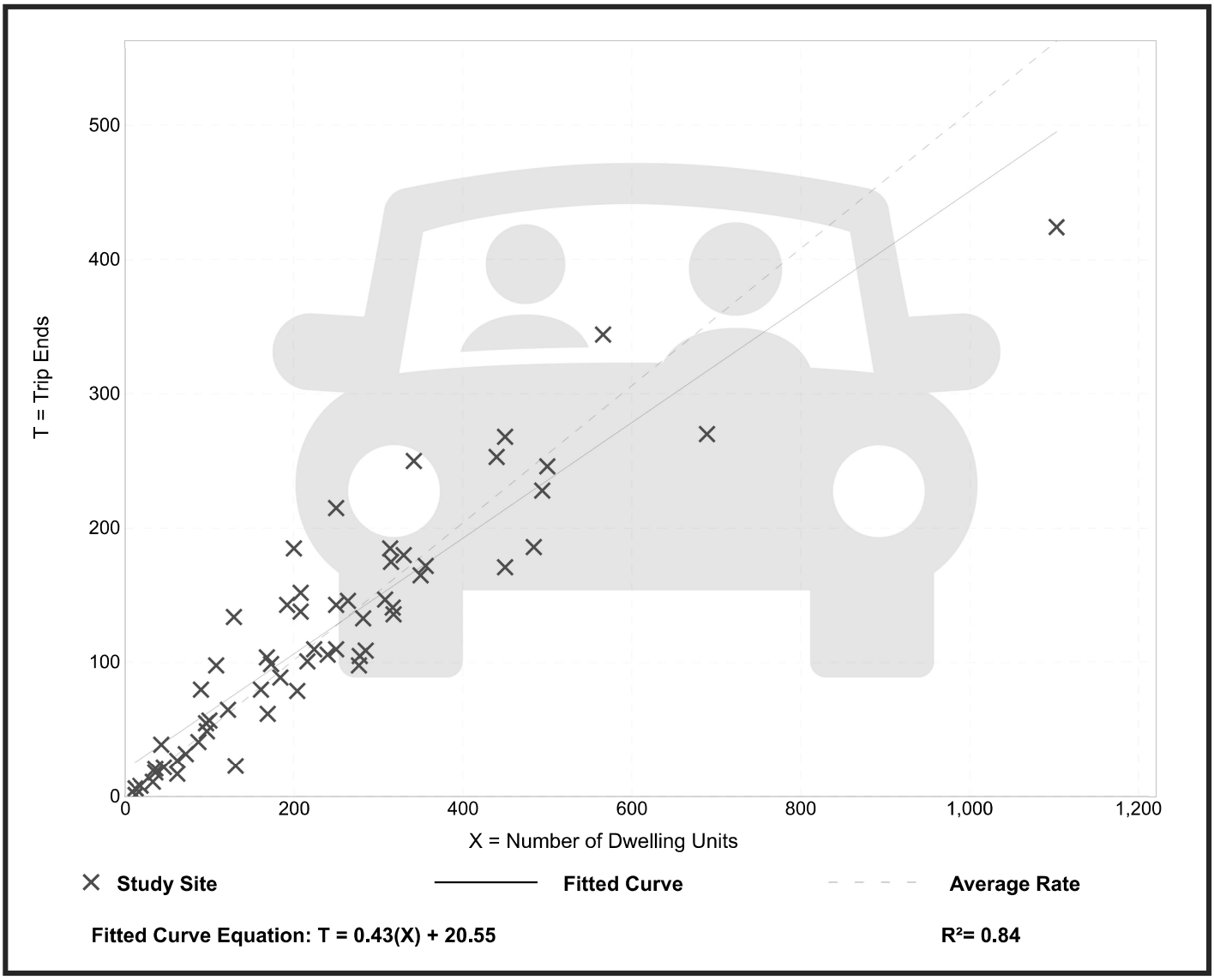
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

General Office Building
(710)

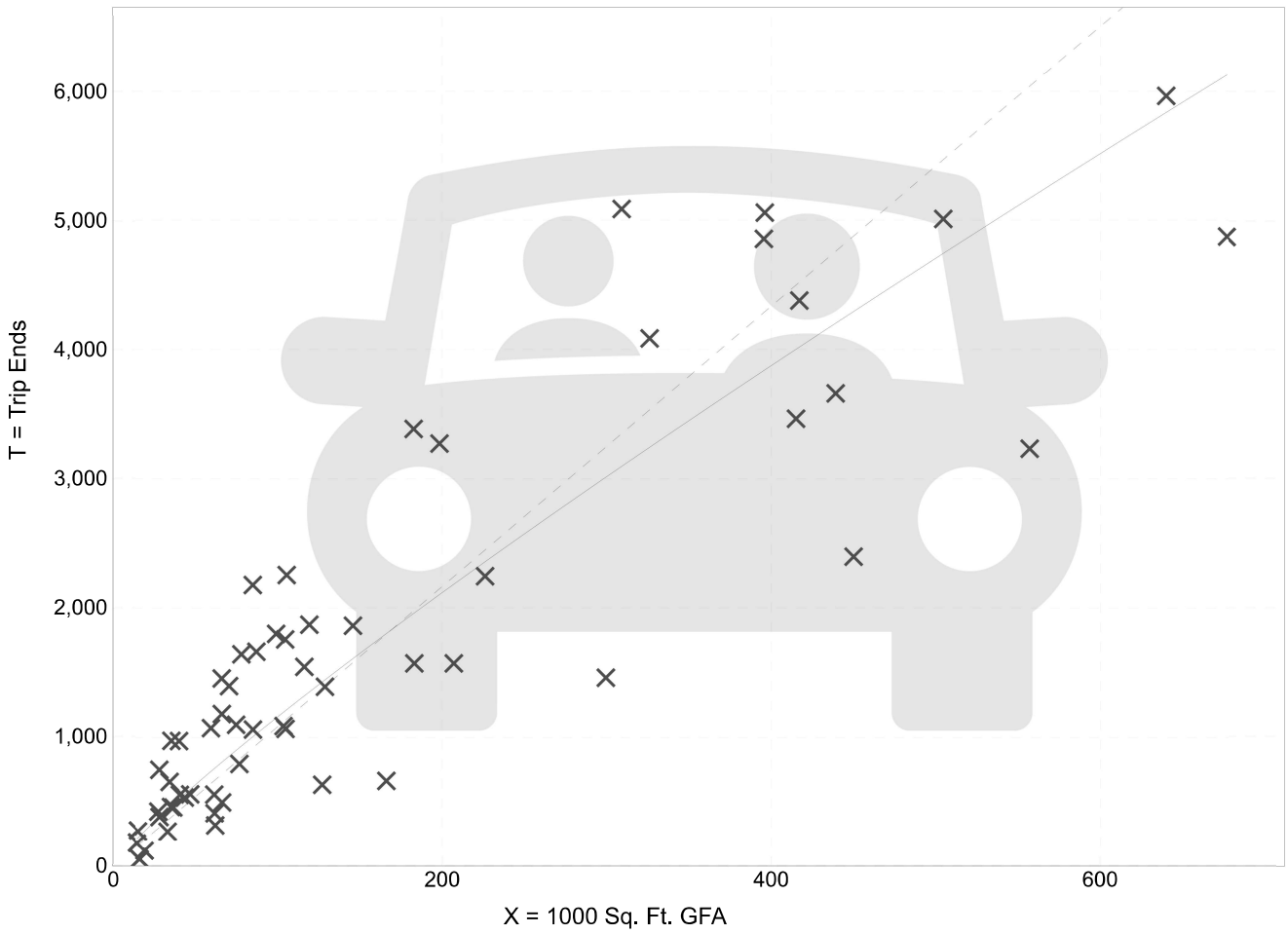
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

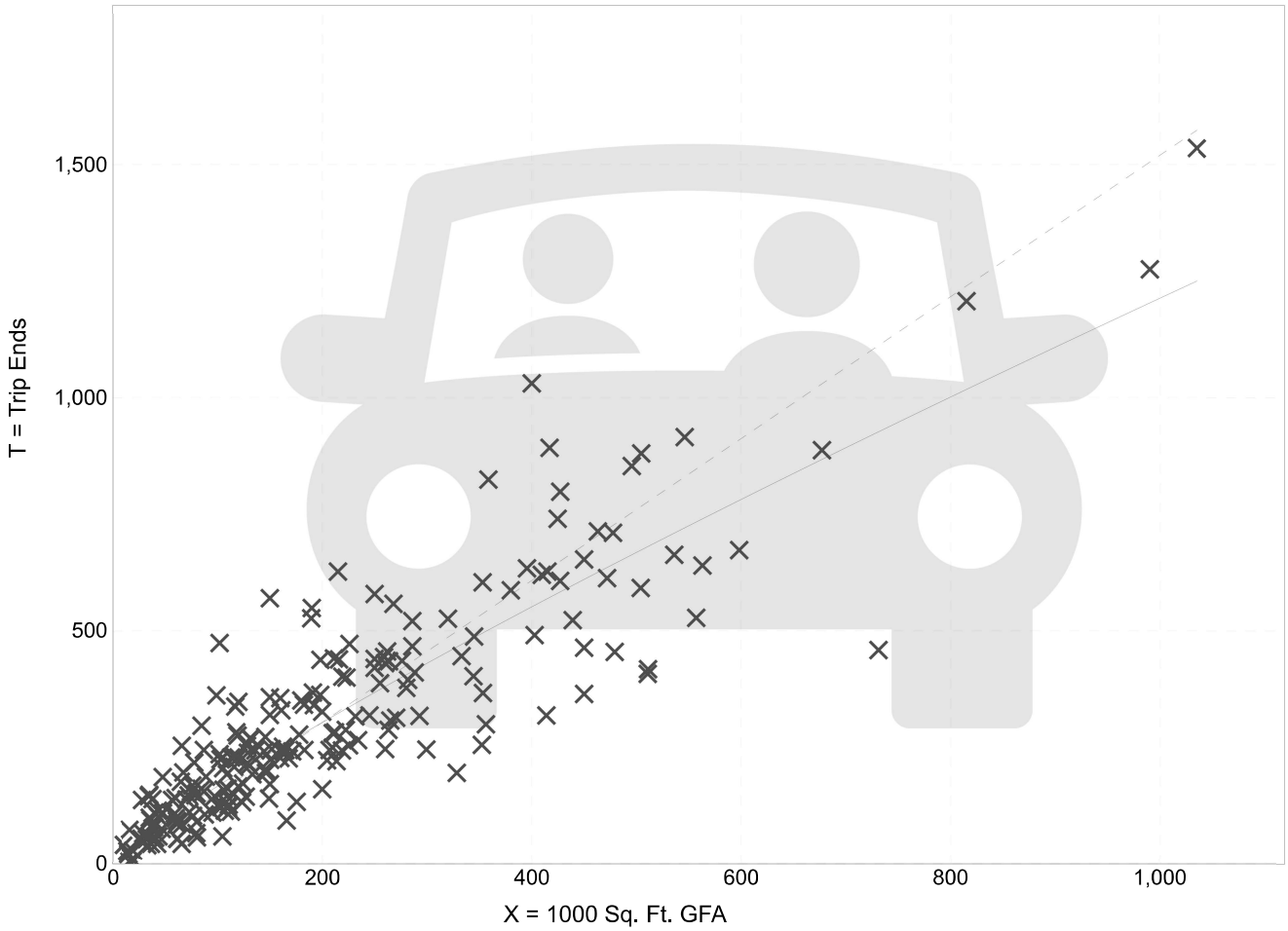
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	221
Avg. 1000 Sq. Ft. GFA:	201
Directional Distribution:	88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

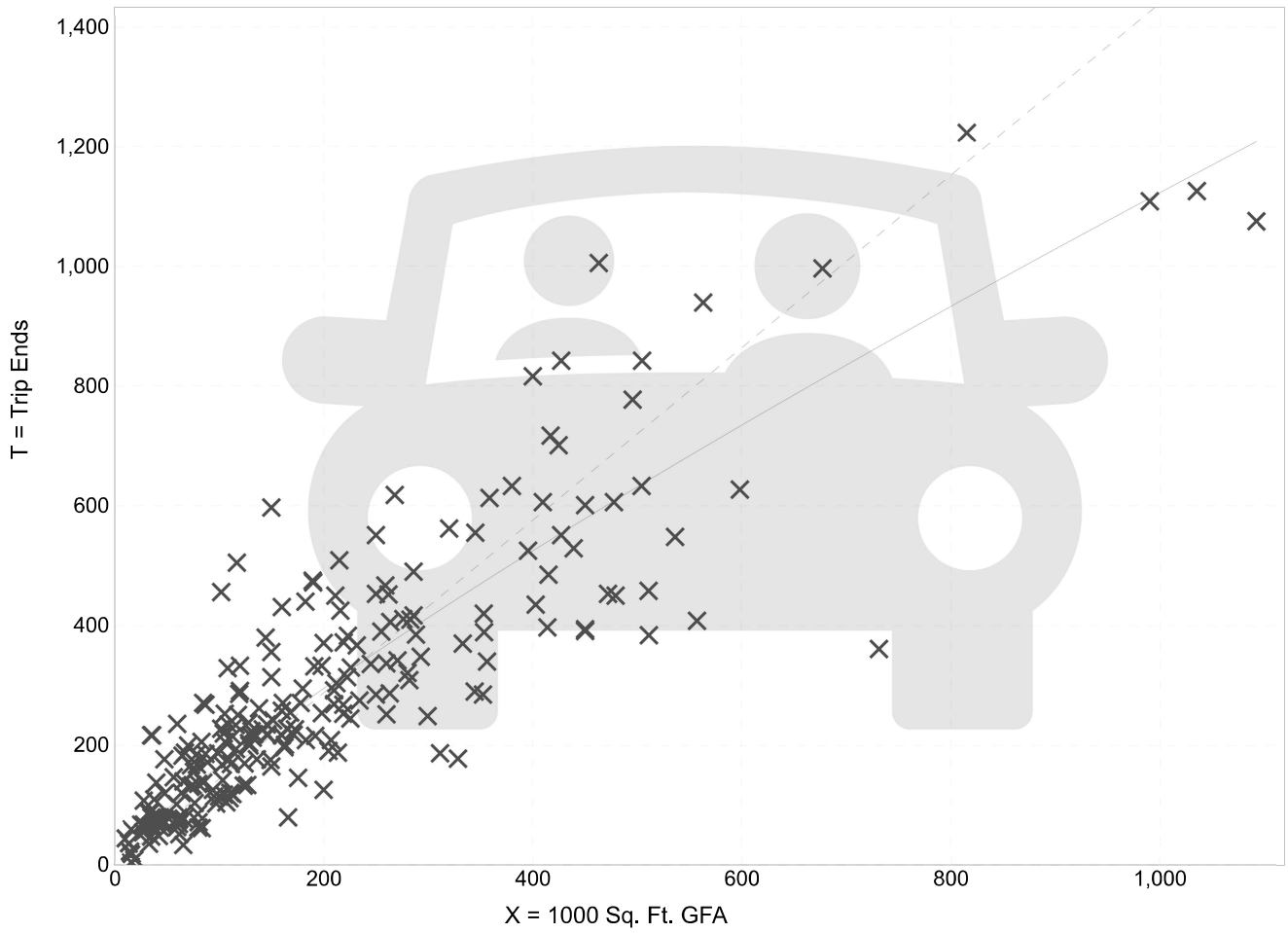
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	232
Avg. 1000 Sq. Ft. GFA:	199
Directional Distribution:	17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Shopping Center (>150k)
(820)

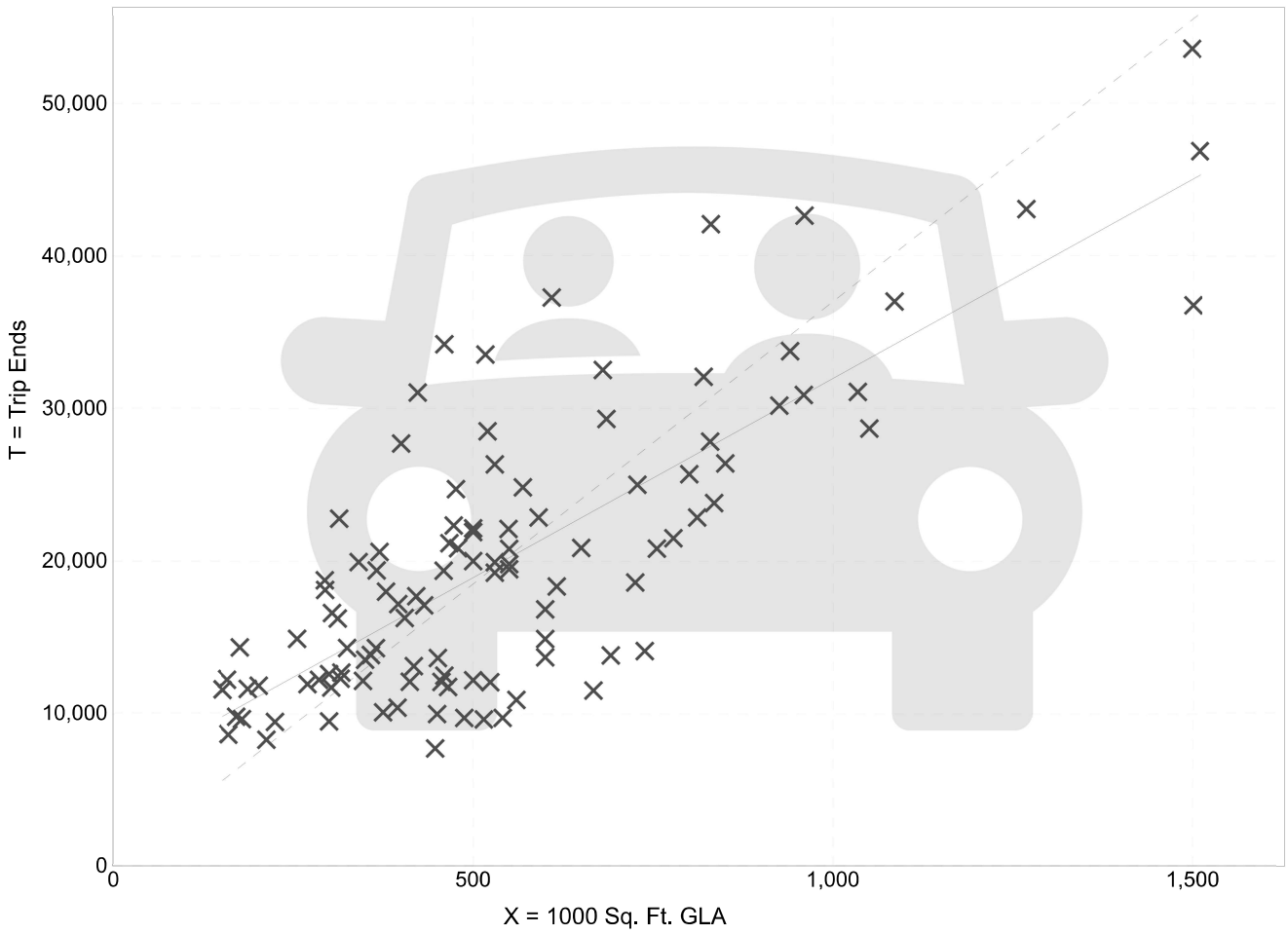
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

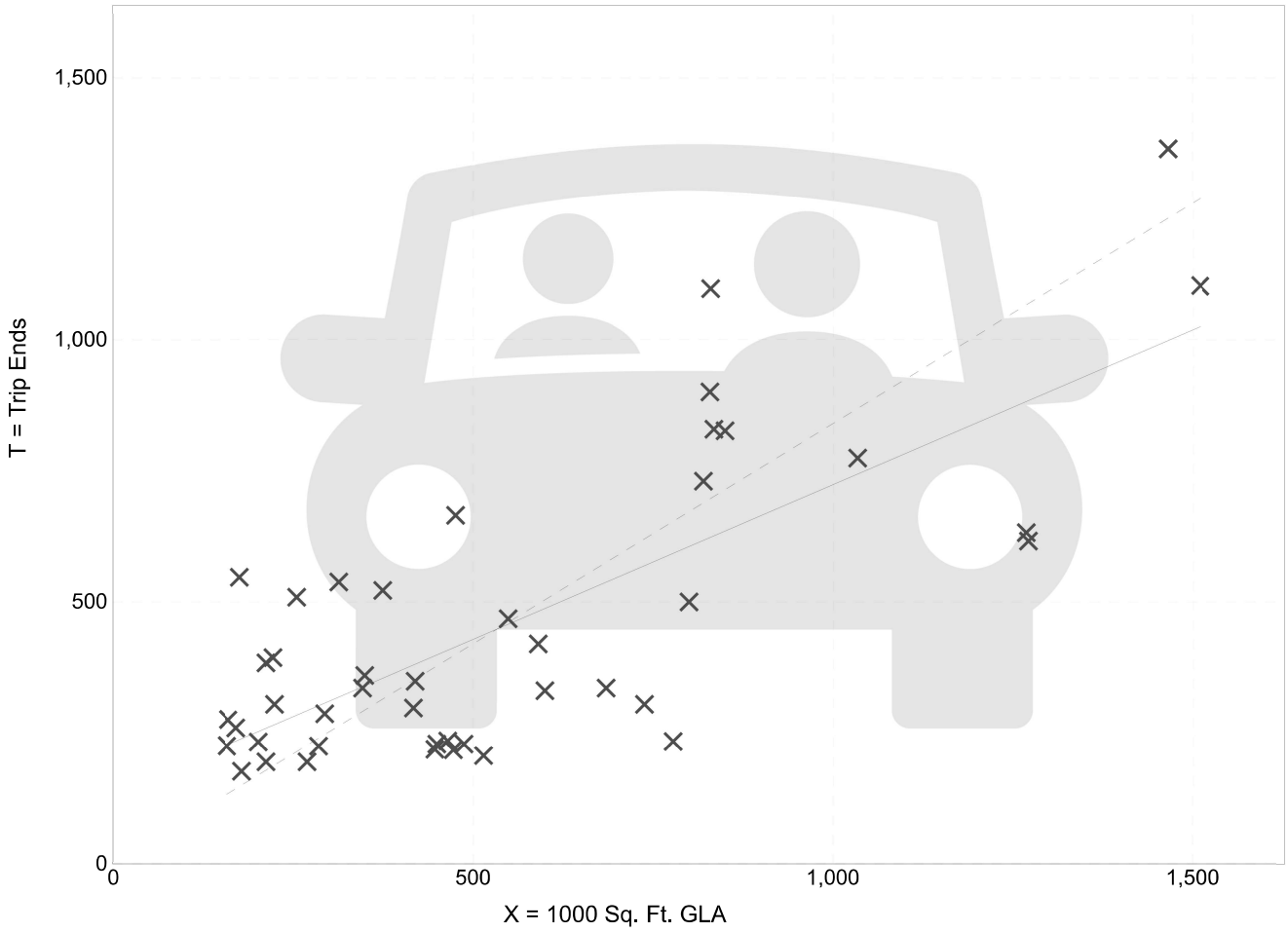
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

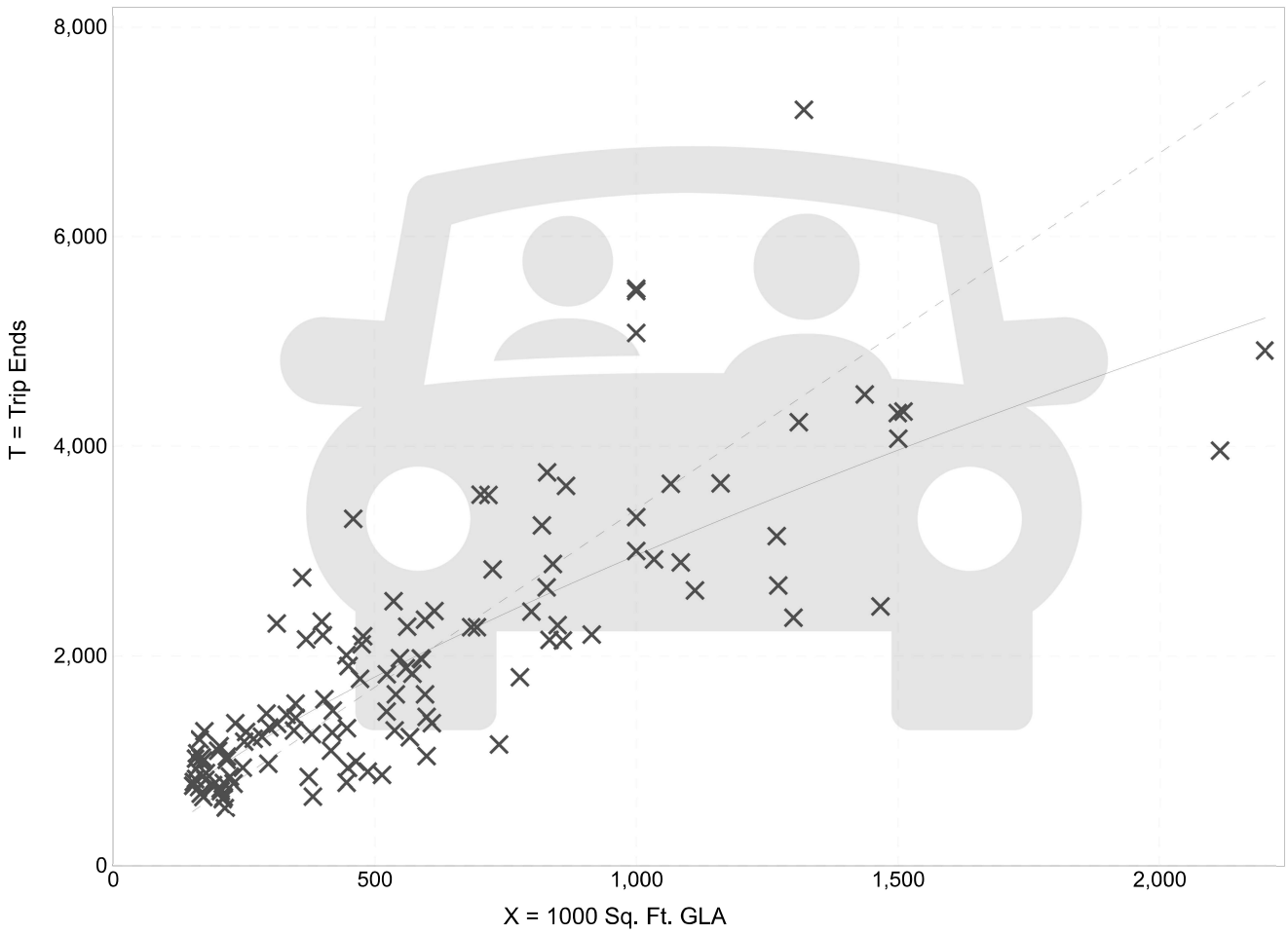
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	126
Avg. 1000 Sq. Ft. GLA:	581
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 3.02

R^2= 0.70

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound							Outbound							Source
					Mode Shares					Vehicle Occ.	Sample Size	Mode Shares					Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike			Personal Passenger Vehicle	Truck	Walk	Transit	Bike			
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0	1.22	23	98	2	0	0	0	1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0	1.02	49	96	0	4	0	0	1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0	1.05	39	99	1	0	0	0	1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1	1.14	46	95	2	1	0	2	1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0	1.23	40	97	1	1	0	1	1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0	1.12	73	96	0	3	0	1	1.08	314	Parsons Brinkerhoff
Simple average					89.2	7.0	3.3	0.3	0.2	1.13		96.8	1.0	1.5	0.0	0.7	1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0	1.29	33	96	1	2	1	0	1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0	1.21	19	95	5	0	0	0	1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0	1.29	23	99	1	0	0	0	1.20	66	Texas A&M University
Simple average					92.3	1.0	5.7	1.0	0.0	1.26		96.7	2.3	0.7	0.3	0.0	1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0	1.13	71	100	0	0	0	0	1.00	8	TX A&M Transp. Inst.
Simple average					94.0	3.0	3.0	0.0	0.0	1.13		100.0	0.0	0.0	0.0	0.0	1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0	1.06	438	90	10	0	0	0	1.06	39	Kevin Hooper Assoc.
Simple average					97.0	2.0	0.0	1.0	0.0	1.06		90.0	10.0	0.0	0.0	0.0	1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.19	179	100	0	0	0	0	1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.14	233	100	0	0	0	0	1.13	210	TX A&M Transp. Inst.
Simple average					100.0	0.0	0.0	0.0	0.0	1.17		100.0	0.0	0.0	0.0	0.0	1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by large grocery store.

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

					Inbound							Outbound							
					Mode Shares							Mode Shares							
Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Source
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126	96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124	87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186	99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138	97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614	96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317	93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15		94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67	98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28	87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44	100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31		95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75	100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27		100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47	98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11		98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198	100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666	100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362	100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286	100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665	99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21		99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19	100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11		100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105	100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151	97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135	96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41		97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outliyng CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Briarwood Town Center	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Deborah Cueva
Scenario Description:		**Date:**	8/25/2022
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				92	81	11
Retail				252	156	96
Restaurant						
Cinema/Entertainment						
Residential				614	157	457
Hotel						
All Other Land Uses[2]						
				958	394	564

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	3		0	0	4	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,067	446	621
Internal Capture Percentage	3%	4%	3%
External Vehicle-Trips[5]	926	378	548
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	7%	25%
Retail	4%	6%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	2%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Briarwood Town Center
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.06	81	86	1.06	11	12
Retail	1.17	156	183	1.16	96	111
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	157	177	1.09	457	498
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	8	0	0	0
Retail	32		14	0	16	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	100	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		59	0	0	0	0
Retail	3		0	0	4	0
Restaurant	12	15		0	9	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	31	0	0		0
Hotel	3	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	80	86	75	0	0
Retail	8	175	183	150	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	4	173	177	153	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	3	9	12	8	0	0
Retail	7	104	111	90	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	8	490	498	450	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Briarwood Town Center	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Deborah Cueva
Scenario Description:		**Date:**	8/25/2022
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				93	16	77
Retail				930	446	484
Restaurant						
Cinema/Entertainment						
Residential				856	540	316
Hotel						
All Other Land Uses[2]						
				1,879	1,002	877

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.07	0%	0%
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1000			3000	
Retail					3000	
Restaurant						
Cinema/Entertainment						
Residential		3000				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	1	0
Retail	6		0	0	49	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	2,214	1,179	1,035
Internal Capture Percentage	7%	7%	8%
External Vehicle-Trips[5]	1,735	931	804
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	89%	16%
Retail	3%	10%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	8%	4%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Briarwood Town Center
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.11	16	18	1.07	77	82
Retail	1.21	446	540	1.18	484	571
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	540	621	1.21	316	382
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	3	0	1	0
Retail	11		166	23	49	29
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	15	16	80	0		11
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		33	0	0	25	0
Retail	6		0	0	286	0
Restaurant	5	270		0	99	0
Cinema/Entertainment	1	22	0		25	0
Residential	10	5	0	0		0
Hotel	0	11	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	16	2	18	2	0	0
Retail	17	523	540	432	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	50	571	621	497	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	13	69	82	64	0	0
Retail	55	516	571	437	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	15	367	382	303	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Appendix D
Turning Movement Counts

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	6	1	7	14	6	188	6	200	6	0	9	15	2	267	9	278	507
07:15 AM	6	3	6	15	9	186	5	200	4	0	8	12	6	298	11	315	542
07:30 AM	9	2	8	19	16	158	13	187	11	1	10	22	9	314	17	340	568
07:45 AM	9	2	5	16	12	183	16	211	9	0	7	16	12	287	21	320	563
Total	30	8	26	64	43	715	40	798	30	1	34	65	29	1166	58	1253	2180
08:00 AM	10	2	5	17	16	200	17	233	9	2	10	21	16	335	18	369	640
08:15 AM	9	2	10	21	16	202	20	238	9	1	16	26	10	294	20	324	609
08:30 AM	8	2	10	20	17	180	24	221	9	0	18	27	8	269	21	298	566
08:45 AM	10	1	8	19	11	161	19	191	7	2	11	20	8	253	14	275	505
Total	37	7	33	77	60	743	80	883	34	5	55	94	42	1151	73	1266	2320
04:00 PM	3	0	6	9	11	274	8	293	8	1	9	18	4	199	7	210	530
04:15 PM	3	0	3	6	14	264	10	288	14	0	8	22	7	190	5	202	518
04:30 PM	1	0	4	5	14	288	6	308	22	2	15	39	7	210	10	227	579
04:45 PM	3	0	6	9	12	293	11	316	12	0	13	25	7	216	8	231	581
Total	10	0	19	29	51	1119	35	1205	56	3	45	104	25	815	30	870	2208
05:00 PM	8	0	7	15	16	305	7	328	18	3	20	41	4	217	10	231	615
05:15 PM	7	0	7	14	8	273	8	289	19	1	17	37	7	195	9	211	551
05:30 PM	5	0	5	10	16	247	10	273	18	4	20	42	5	177	9	191	516
05:45 PM	5	0	6	11	19	235	8	262	13	4	20	37	6	162	8	176	486
Total	25	0	25	50	59	1060	33	1152	68	12	77	157	22	751	36	809	2168
Grand Total	102	15	103	220	213	3637	188	4038	188	21	211	420	118	3883	197	4198	8876
Apprch %	46.4	6.8	46.8		5.3	90.1	4.7		44.8	5	50.2		2.8	92.5	4.7		
Total %	1.1	0.2	1.2	2.5	2.4	41	2.1	45.5	2.1	0.2	2.4	4.7	1.3	43.7	2.2	47.3	
Automobiles	84	13	88	185	200	3418	172	3790	177	20	195	392	109	3665	185	3959	8326
% Automobiles	82.4	86.7	85.4	84.1	93.9	94	91.5	93.9	94.1	95.2	92.4	93.3	92.4	94.4	93.9	94.3	93.8
Commercial	18	2	15	35	13	219	16	248	11	1	16	28	9	218	12	239	550
% Commercial	17.6	13.3	14.6	15.9	6.1	6	8.5	6.1	5.9	4.8	7.6	6.7	7.6	5.6	6.1	5.7	6.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 2

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	9	2	8	19	16	158	13	187	11	1	10	22	9	314	17	340	568
07:45 AM	9	2	5	16	12	183	16	211	9	0	7	16	12	287	21	320	563
08:00 AM	10	2	5	17	16	200	17	233	9	2	10	21	16	335	18	369	640
08:15 AM	9	2	10	21	16	202	20	238	9	1	16	26	10	294	20	324	609
Total Volume	37	8	28	73	60	743	66	869	38	4	43	85	47	1230	76	1353	2380
% App. Total	50.7	11	38.4		6.9	85.5	7.6		44.7	4.7	50.6		3.5	90.9	5.6		
PHF	.925	1.00	.700	.869	.938	.920	.825	.913	.864	.500	.672	.817	.734	.918	.905	.917	.930
Automobiles	32	6	25	63	54	685	61	800	32	4	38	74	44	1183	70	1297	2234
% Automobiles	86.5	75.0	89.3	86.3	90.0	92.2	92.4	92.1	84.2	100	88.4	87.1	93.6	96.2	92.1	95.9	93.9
Commercial	5	2	3	10	6	58	5	69	6	0	5	11	3	47	6	56	146
% Commercial	13.5	25.0	10.7	13.7	10.0	7.8	7.6	7.9	15.8	0	11.6	12.9	6.4	3.8	7.9	4.1	6.1

DE TRAFFIC

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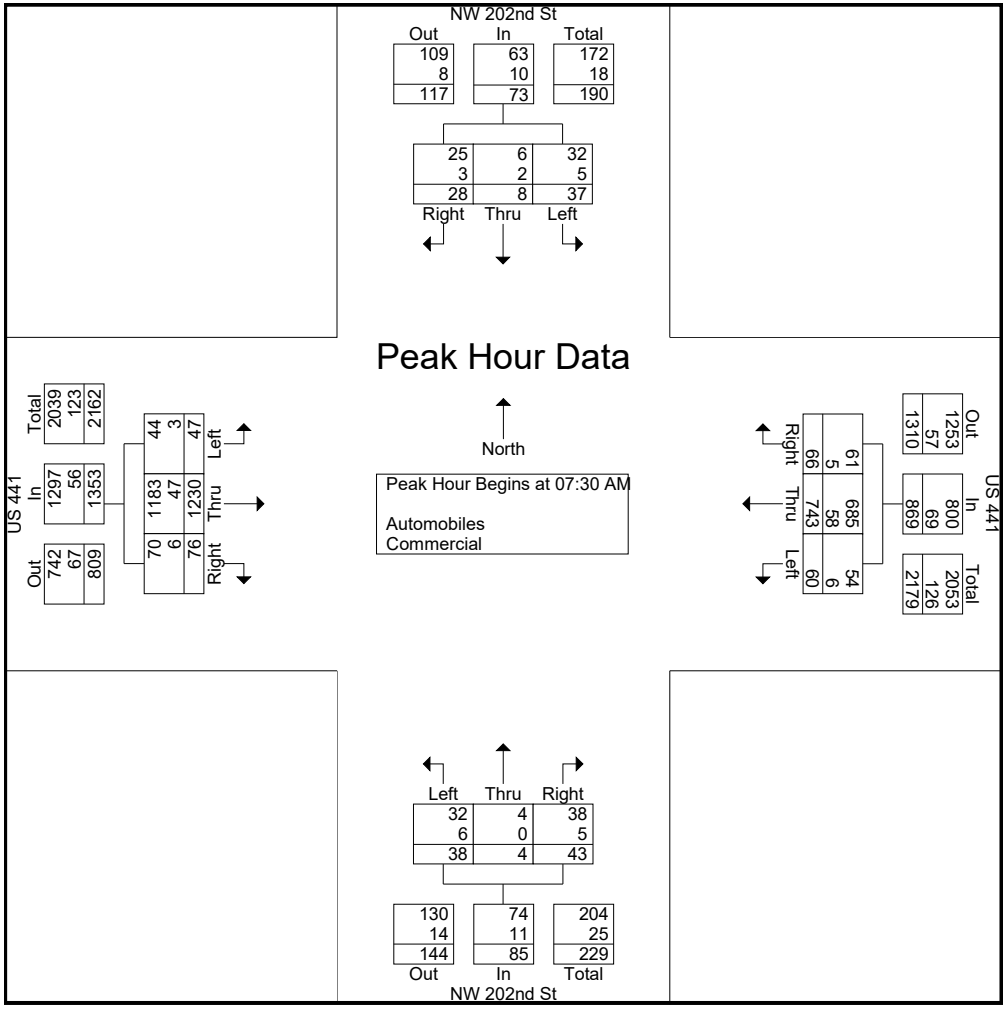
(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

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(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 4

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	0	4	5	14	288	6	308	22	2	15	39	7	210	10	227	579
04:45 PM	3	0	6	9	12	293	11	316	12	0	13	25	7	216	8	231	581
05:00 PM	8	0	7	15	16	305	7	328	18	3	20	41	4	217	10	231	615
05:15 PM	7	0	7	14	8	273	8	289	19	1	17	37	7	195	9	211	551
Total Volume	19	0	24	43	50	1159	32	1241	71	6	65	142	25	838	37	900	2326
% App. Total	44.2	0	55.8		4	93.4	2.6		50	4.2	45.8		2.8	93.1	4.1		
PHF	.594	.000	.857	.717	.781	.950	.727	.946	.807	.500	.813	.866	.893	.965	.925	.974	.946
Automobiles	13	0	19	32	46	1092	29	1167	70	5	62	137	22	766	35	823	2159
% Automobiles	68.4	0	79.2	74.4	92.0	94.2	90.6	94.0	98.6	83.3	95.4	96.5	88.0	91.4	94.6	91.4	92.8
Commercial	6	0	5	11	4	67	3	74	1	1	3	5	3	72	2	77	167
% Commercial	31.6	0	20.8	25.6	8.0	5.8	9.4	6.0	1.4	16.7	4.6	3.5	12.0	8.6	5.4	8.6	7.2

DE TRAFFIC

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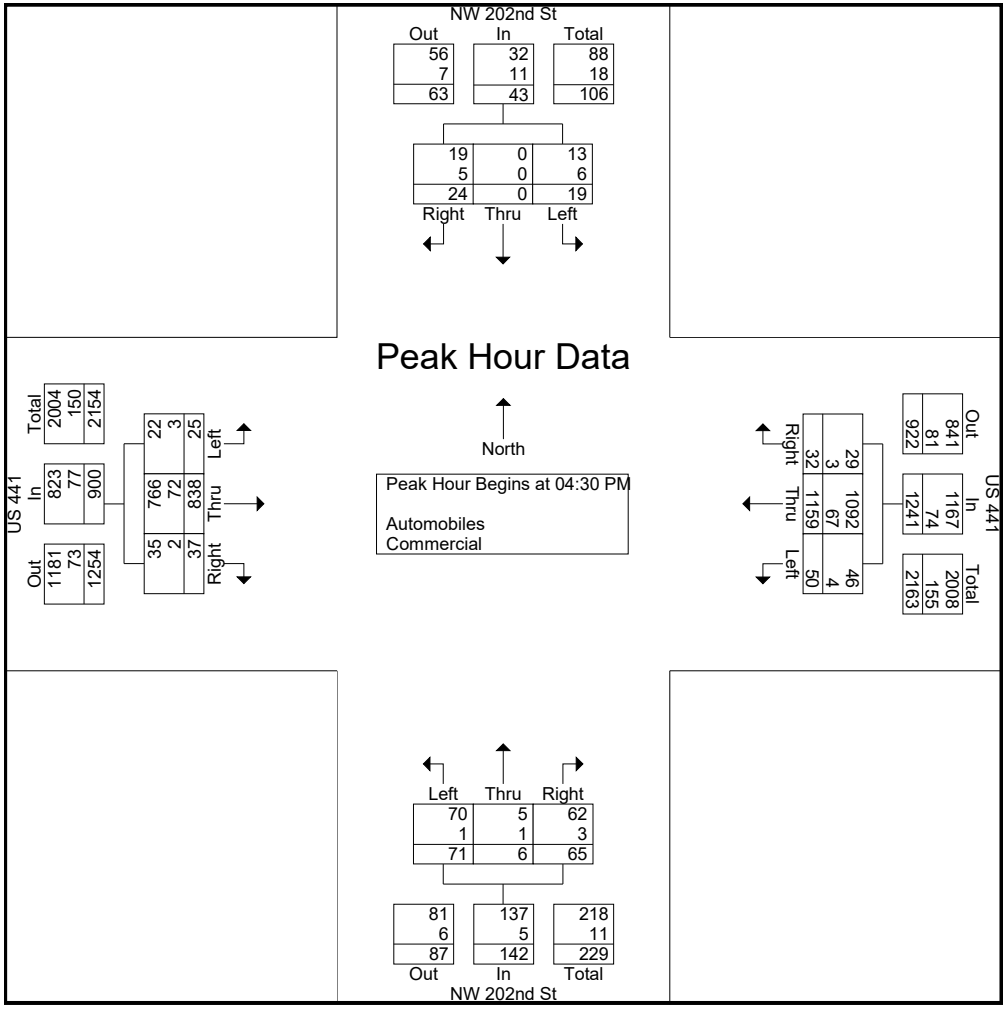
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 5



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NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 202nd St Southbound					US 441 Westbound					NW 202nd St Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
			0					0					0					1			
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Grand Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	3
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	33.3	33.3	0	0	0	0	0	0	0	0	66.7	66.7	
			0					1					0					1			

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:00 AM	2	3	3	8	7	112	7	126	6	2	9	17	10	182	9	201	352
06:15 AM	1	1	7	9	5	125	4	134	6	2	9	17	11	209	10	230	390
06:30 AM	3	0	4	7	8	157	5	170	4	2	9	15	7	231	8	246	438
06:45 AM	2	2	4	8	14	162	5	181	8	2	6	16	9	195	6	210	415
Total	8	6	18	32	34	556	21	611	24	8	33	65	37	817	33	887	1595
07:00 AM	1	3	6	10	10	180	6	196	2	3	8	13	8	276	9	293	512
07:15 AM	1	2	4	7	11	198	5	214	7	3	10	20	5	309	11	325	566
07:30 AM	9	0	10	19	16	183	2	201	7	1	21	29	8	320	9	337	586
07:45 AM	12	3	8	23	19	202	5	226	4	2	16	22	9	269	16	294	565
Total	23	8	28	59	56	763	18	837	20	9	55	84	30	1174	45	1249	2229
08:00 AM	11	0	11	22	9	218	5	232	16	4	16	36	8	352	13	373	663
08:15 AM	11	1	9	21	19	231	6	256	10	1	11	22	9	310	11	330	629
08:30 AM	8	2	12	22	7	211	4	222	10	5	12	27	7	282	17	306	577
08:45 AM	8	2	5	15	10	190	9	209	7	4	9	20	8	267	7	282	526
Total	38	5	37	80	45	850	24	919	43	14	48	105	32	1211	48	1291	2395
09:00 AM	7	5	6	18	16	160	6	182	7	3	5	15	5	170	9	184	399
09:15 AM	6	0	4	10	17	125	5	147	4	5	11	20	5	191	10	206	383
09:30 AM	2	5	5	12	11	136	6	153	9	0	8	17	2	183	6	191	373
09:45 AM	9	6	5	20	9	179	4	192	4	6	16	26	7	126	10	143	381
Total	24	16	20	60	53	600	21	674	24	14	40	78	19	670	35	724	1536
10:00 AM	5	7	10	22	7	128	5	140	7	5	10	22	8	114	6	128	312
10:15 AM	10	1	10	21	8	153	5	166	10	5	12	27	4	101	10	115	329
10:30 AM	4	4	7	15	8	142	4	154	5	1	15	21	8	110	9	127	317
10:45 AM	9	6	4	19	11	189	6	206	9	2	8	19	5	109	10	124	368
Total	28	18	31	77	34	612	20	666	31	13	45	89	25	434	35	494	1326
11:00 AM	12	4	7	23	8	191	6	205	7	2	8	17	5	96	9	110	355
11:15 AM	16	4	3	23	18	196	5	219	11	1	8	20	6	123	9	138	400
11:30 AM	14	1	5	20	12	187	6	205	9	2	14	25	6	173	8	187	437

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 2

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
11:45 AM	8	5	4	17	16	167	8	191	7	4	15	26	8	161	8	177	411
Total	50	14	19	83	54	741	25	820	34	9	45	88	25	553	34	612	1603
12:00 PM	16	5	8	29	11	123	9	143	8	3	12	23	4	182	8	194	389
12:15 PM	16	5	12	33	17	166	12	195	10	6	8	24	5	195	8	208	460
12:30 PM	18	5	8	31	17	132	12	161	11	4	9	24	3	187	11	201	417
12:45 PM	9	5	7	21	15	123	5	143	9	4	9	22	6	179	10	195	381
Total	59	20	35	114	60	544	38	642	38	17	38	93	18	743	37	798	1647
01:00 PM	7	5	9	21	9	192	10	211	10	2	9	21	6	130	17	153	406
01:15 PM	10	5	6	21	5	182	5	192	9	0	7	16	8	173	11	192	421
01:30 PM	11	6	5	22	7	151	5	163	9	2	10	21	6	118	9	133	339
01:45 PM	11	4	7	22	10	145	5	160	8	3	8	19	6	123	9	138	339
Total	39	20	27	86	31	670	25	726	36	7	34	77	26	544	46	616	1505
02:00 PM	7	6	7	20	18	198	6	222	10	4	8	22	4	110	8	122	386
02:15 PM	5	4	13	22	12	190	5	207	9	0	9	18	8	172	10	190	437
02:30 PM	5	6	8	19	16	161	4	181	11	1	12	24	5	199	9	213	437
02:45 PM	10	2	4	16	16	166	5	187	7	1	10	18	6	184	7	197	418
Total	27	18	32	77	62	715	20	797	37	6	39	82	23	665	34	722	1678
03:00 PM	9	2	6	17	12	187	4	203	4	2	8	14	6	171	10	187	421
03:15 PM	10	3	6	19	8	180	6	194	10	2	8	20	8	195	9	212	445
03:30 PM	7	2	6	15	4	198	4	206	5	4	9	18	4	158	17	179	418
03:45 PM	9	5	9	23	6	187	5	198	5	6	7	18	6	200	11	217	456
Total	35	12	27	74	30	752	19	801	24	14	32	70	24	724	47	795	1740
04:00 PM	6	0	6	12	10	298	5	313	7	4	11	22	4	215	9	228	575
04:15 PM	4	1	9	14	13	293	7	313	7	4	20	31	7	207	11	225	583
04:30 PM	9	3	12	24	13	317	5	335	14	2	8	24	4	209	21	234	617
04:45 PM	11	0	19	30	15	285	9	309	11	5	15	31	9	218	18	245	615
Total	30	4	46	80	51	1193	26	1270	39	15	54	108	24	849	59	932	2390
05:00 PM	13	6	10	29	20	344	9	373	15	4	21	40	8	224	20	252	694
05:15 PM	9	4	8	21	19	283	7	309	9	3	18	30	8	208	17	233	593

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 3

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
05:30 PM	9	5	10	24	16	263	8	287	8	4	17	29	8	172	15	195	535
05:45 PM	7	2	6	15	13	264	8	285	10	2	13	25	7	184	18	209	534
Total	38	17	34	89	68	1154	32	1254	42	13	69	124	31	788	70	889	2356
06:00 PM	4	1	7	12	8	225	5	238	6	6	12	24	10	128	11	149	423
06:15 PM	3	3	6	12	11	217	5	233	9	5	10	24	4	132	16	152	421
06:30 PM	6	0	8	14	9	233	5	247	11	8	10	29	8	117	21	146	436
06:45 PM	6	4	7	17	4	200	6	210	10	8	10	28	7	118	12	137	392
Total	19	8	28	55	32	875	21	928	36	27	42	105	29	495	60	584	1672
07:00 PM	2	3	10	15	8	154	5	167	11	5	7	23	4	105	9	118	323
07:15 PM	6	1	5	12	13	161	7	181	10	8	10	28	9	82	8	99	320
07:30 PM	6	1	5	12	7	123	4	134	12	5	8	25	5	92	13	110	281
07:45 PM	2	1	6	9	11	112	7	130	10	5	11	26	6	83	13	102	267
Total	16	6	26	48	39	550	23	612	43	23	36	102	24	362	43	429	1191
Grand Total	434	172	408	1014	649	10575	333	11557	471	189	610	1270	367	10029	626	11022	24863
Apprch %	42.8	17	40.2		5.6	91.5	2.9		37.1	14.9	48		3.3	91	5.7		
Total %	1.7	0.7	1.6	4.1	2.6	42.5	1.3	46.5	1.9	0.8	2.5	5.1	1.5	40.3	2.5	44.3	
Automobiles	388	145	362	895	599	9884	308	10791	413	165	560	1138	331	9449	550	10330	23154
% Automobiles	89.4	84.3	88.7	88.3	92.3	93.5	92.5	93.4	87.7	87.3	91.8	89.6	90.2	94.2	87.9	93.7	93.1
Commercial	46	27	46	119	50	691	25	766	58	24	50	132	36	580	76	692	1709
% Commercial	10.6	15.7	11.3	11.7	7.7	6.5	7.5	6.6	12.3	12.7	8.2	10.4	9.8	5.8	12.1	6.3	6.9

DE TRAFFIC

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 4

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 10:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	9	0	10	19	16	183	2	201	7	1	21	29	8	320	9	337	586
07:45 AM	12	3	8	23	19	202	5	226	4	2	16	22	9	269	16	294	565
08:00 AM	11	0	11	22	9	218	5	232	16	4	16	36	8	352	13	373	663
08:15 AM	11	1	9	21	19	231	6	256	10	1	11	22	9	310	11	330	629
Total Volume	43	4	38	85	63	834	18	915	37	8	64	109	34	1251	49	1334	2443
% App. Total	50.6	4.7	44.7		6.9	91.1	2		33.9	7.3	58.7		2.5	93.8	3.7		
PHF	.896	.333	.864	.924	.829	.903	.750	.894	.578	.500	.762	.757	.944	.888	.766	.894	.921
Automobiles	39	3	35	77	58	771	17	846	32	7	60	99	31	1211	46	1288	2310
% Automobiles	90.7	75.0	92.1	90.6	92.1	92.4	94.4	92.5	86.5	87.5	93.8	90.8	91.2	96.8	93.9	96.6	94.6
Commercial	4	1	3	8	5	63	1	69	5	1	4	10	3	40	3	46	133
% Commercial	9.3	25.0	7.9	9.4	7.9	7.6	5.6	7.5	13.5	12.5	6.3	9.2	8.8	3.2	6.1	3.4	5.4

DE TRAFFIC

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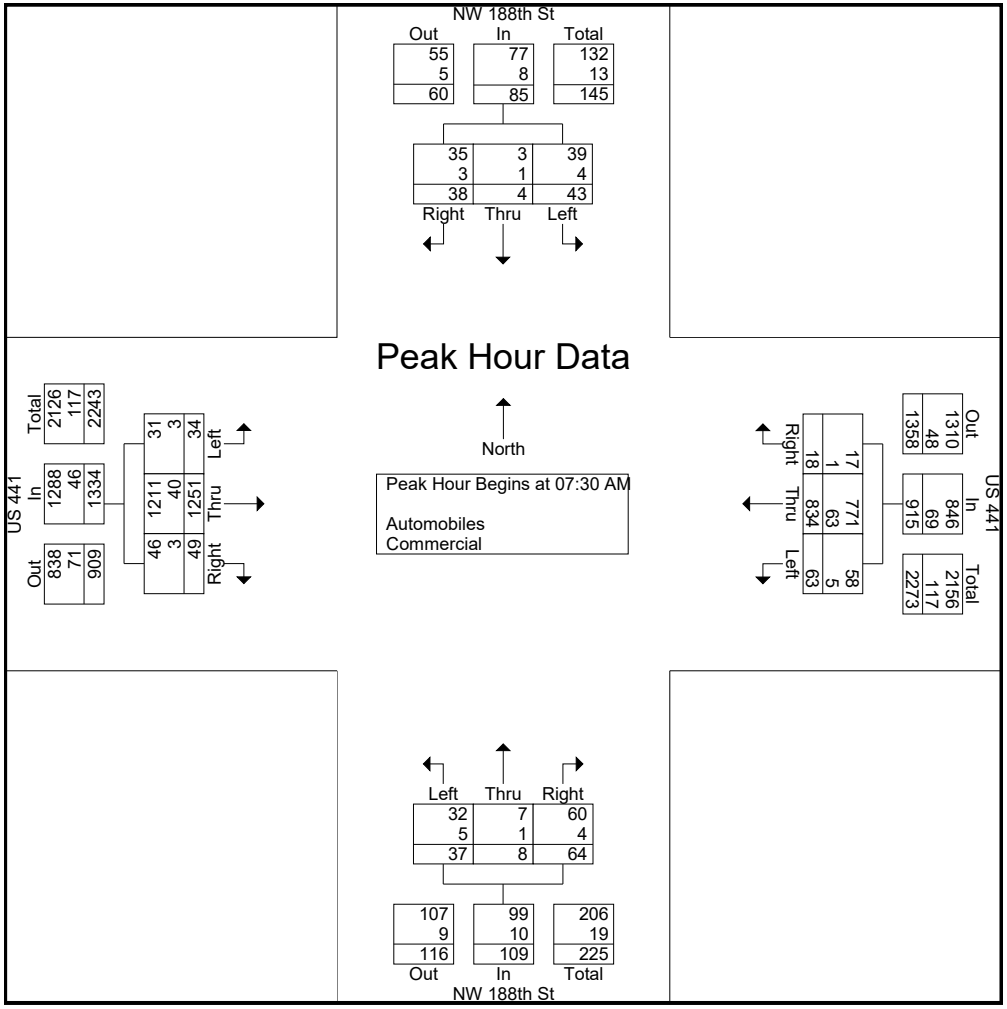
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 5



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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 6

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 11:30 AM																	
11:30 AM	14	1	5	20	12	187	6	205	9	2	14	25	6	173	8	187	437
11:45 AM	8	5	4	17	16	167	8	191	7	4	15	26	8	161	8	177	411
12:00 PM	16	5	8	29	11	123	9	143	8	3	12	23	4	182	8	194	389
12:15 PM	16	5	12	33	17	166	12	195	10	6	8	24	5	195	8	208	460
Total Volume	54	16	29	99	56	643	35	734	34	15	49	98	23	711	32	766	1697
% App. Total	54.5	16.2	29.3		7.6	87.6	4.8		34.7	15.3	50		3	92.8	4.2		
PHF	.844	.800	.604	.750	.824	.860	.729	.895	.850	.625	.817	.942	.719	.912	1.00	.921	.922
Automobiles	50	11	26	87	52	588	32	672	31	14	47	92	21	685	30	736	1587
% Automobiles	92.6	68.8	89.7	87.9	92.9	91.4	91.4	91.6	91.2	93.3	95.9	93.9	91.3	96.3	93.8	96.1	93.5
Commercial	4	5	3	12	4	55	3	62	3	1	2	6	2	26	2	30	110
% Commercial	7.4	31.3	10.3	12.1	7.1	8.6	8.6	8.4	8.8	6.7	4.1	6.1	8.7	3.7	6.3	3.9	6.5

DE TRAFFIC

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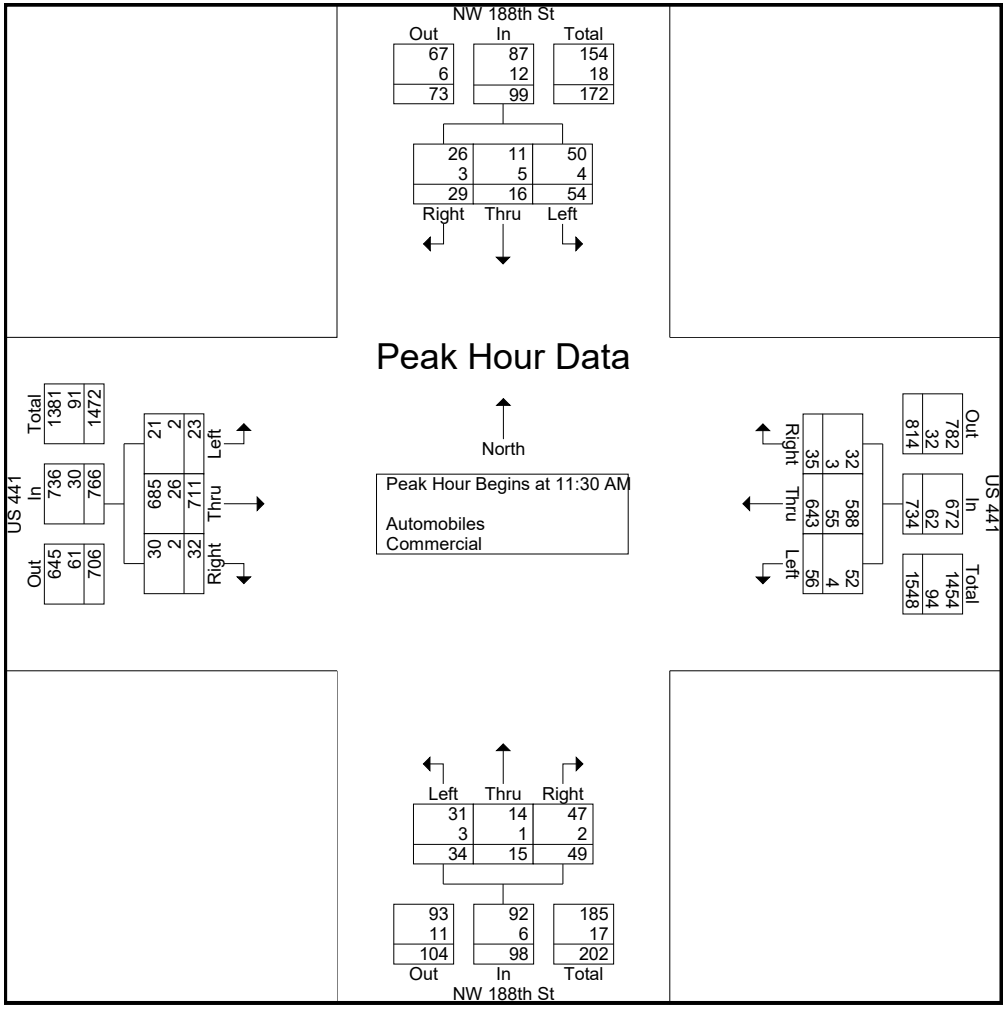
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 7



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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 8

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	9	3	12	24	13	317	5	335	14	2	8	24	4	209	21	234	617
04:45 PM	11	0	19	30	15	285	9	309	11	5	15	31	9	218	18	245	615
05:00 PM	13	6	10	29	20	344	9	373	15	4	21	40	8	224	20	252	694
05:15 PM	9	4	8	21	19	283	7	309	9	3	18	30	8	208	17	233	593
Total Volume	42	13	49	104	67	1229	30	1326	49	14	62	125	29	859	76	964	2519
% App. Total	40.4	12.5	47.1		5.1	92.7	2.3		39.2	11.2	49.6		3	89.1	7.9		
PHF	.808	.542	.645	.867	.838	.893	.833	.889	.817	.700	.738	.781	.806	.959	.905	.956	.907
Automobiles	40	12	45	97	63	1153	28	1244	43	13	56	112	27	776	70	873	2326
% Automobiles	95.2	92.3	91.8	93.3	94.0	93.8	93.3	93.8	87.8	92.9	90.3	89.6	93.1	90.3	92.1	90.6	92.3
Commercial	2	1	4	7	4	76	2	82	6	1	6	13	2	83	6	91	193
% Commercial	4.8	7.7	8.2	6.7	6.0	6.2	6.7	6.2	12.2	7.1	9.7	10.4	6.9	9.7	7.9	9.4	7.7

DE TRAFFIC

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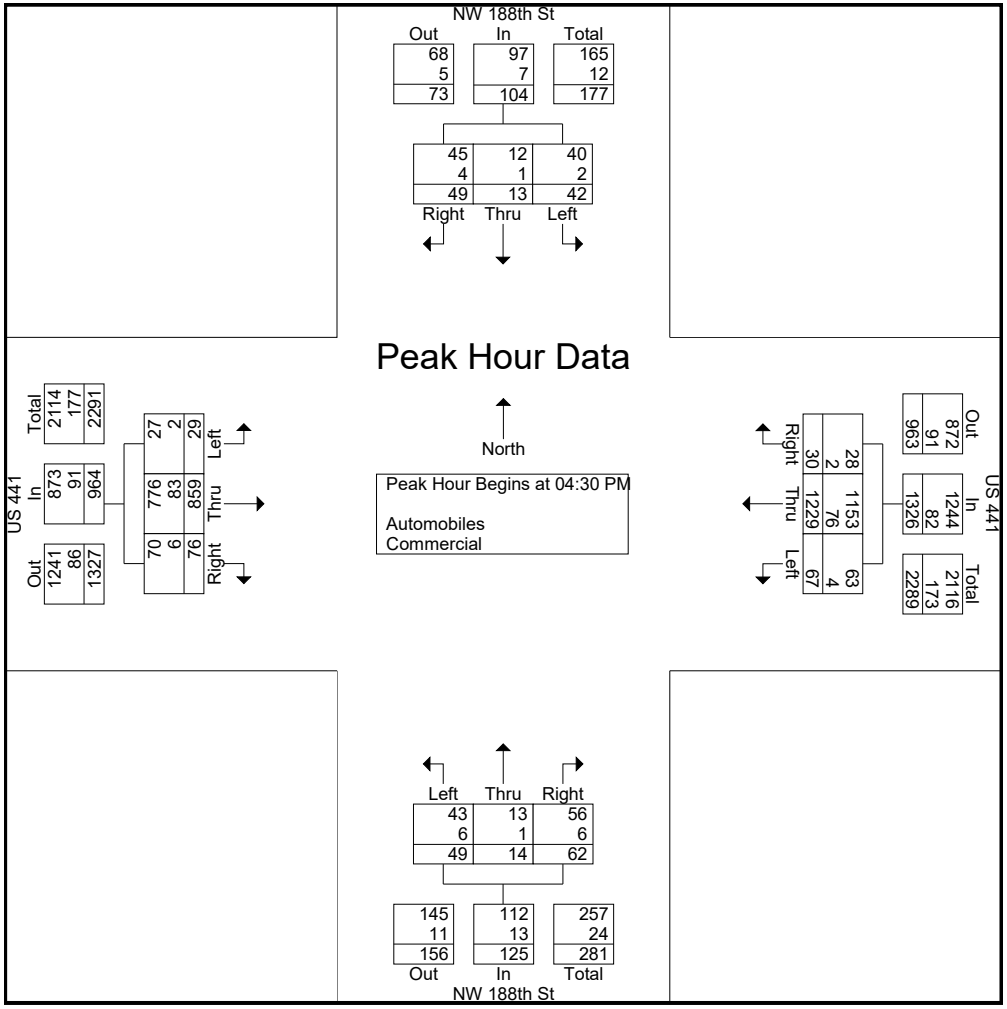
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 9



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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 10

Groups Printed- Peds

	NW 188th St Southbound					US 441 Westbound					NW 188th St Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:15 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
				0					1					0					1		
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
				0					0					0					0		
06:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
06:45 PM	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	1	1	4
07:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	5	5	10
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	50	50	

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	189	0	189	0	0	0	0	0	279	0	279	468
07:15 AM	0	0	0	1	1	0	212	2	214	0	0	0	0	1	312	0	313	528
07:30 AM	1	0	0	1	2	0	191	0	191	0	0	0	0	0	297	0	297	490
07:45 AM	0	0	1	2	3	0	225	3	228	0	0	0	0	2	285	0	287	518
Total	1	0	1	4	6	0	817	5	822	0	0	0	0	3	1173	0	1176	2004
08:00 AM	2	0	0	1	3	0	232	0	232	0	0	0	0	0	362	0	362	597
08:15 AM	1	0	0	1	2	0	243	0	243	0	0	0	0	2	325	0	327	572
08:30 AM	0	0	1	1	2	0	214	1	215	0	0	0	0	0	300	0	300	517
08:45 AM	1	0	0	0	1	0	201	3	204	0	0	0	0	2	271	0	273	478
Total	4	0	1	3	8	0	890	4	894	0	0	0	0	4	1258	0	1262	2164
04:00 PM	2	0	0	0	2	0	320	3	323	0	0	0	0	0	219	0	219	544
04:15 PM	0	0	0	1	1	0	311	3	314	0	0	0	0	1	228	0	229	544
04:30 PM	2	0	0	0	2	0	329	1	330	0	0	0	0	0	227	0	227	559
04:45 PM	2	0	0	1	3	0	296	2	298	0	0	0	0	3	235	0	238	539
Total	6	0	0	2	8	0	1256	9	1265	0	0	0	0	4	909	0	913	2186
05:00 PM	2	0	0	0	2	0	362	1	363	0	0	0	0	0	252	0	252	617
05:15 PM	0	0	0	2	2	0	303	2	305	0	0	0	0	2	224	0	226	533
05:30 PM	1	0	0	2	3	0	284	3	287	0	0	0	0	1	220	0	221	511
05:45 PM	1	0	0	0	1	0	273	1	274	0	0	0	0	0	193	0	193	468
Total	4	0	0	4	8	0	1222	7	1229	0	0	0	0	3	889	0	892	2129
Grand Total	15	0	2	13	30	0	4185	25	4210	0	0	0	0	14	4229	0	4243	8483
Apprch %	50	0	6.7	43.3		0	99.4	0.6		0	0	0		0.3	99.7	0		
Total %	0.2	0	0	0.2	0.4	0	49.3	0.3	49.6	0	0	0	0	0.2	49.9	0	50	
Automobiles	13	0	0	10	23	0	3923	18	3941	0	0	0	0	11	3979	0	3990	7954
% Automobiles	86.7	0	0	76.9	76.7	0	93.7	72	93.6	0	0	0	0	78.6	94.1	0	94	93.8
Commercial	2	0	2	3	7	0	262	7	269	0	0	0	0	3	250	0	253	529
% Commercial	13.3	0	100	23.1	23.3	0	6.3	28	6.4	0	0	0	0	21.4	5.9	0	6	6.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 2

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:45 AM																		
07:45 AM	0	0	1	2	3	0	225	3	228	0	0	0	0	2	285	0	287	518
08:00 AM	2	0	0	1	3	0	232	0	232	0	0	0	0	0	362	0	362	597
08:15 AM	1	0	0	1	2	0	243	0	243	0	0	0	0	2	325	0	327	572
08:30 AM	0	0	1	1	2	0	214	1	215	0	0	0	0	0	300	0	300	517
Total Volume	3	0	2	5	10	0	914	4	918	0	0	0	0	4	1272	0	1276	2204
% App. Total	30	0	20	50		0	99.6	0.4		0	0	0		0.3	99.7	0		
PHF	.375	.000	.500	.625	.833	.000	.940	.333	.944	.000	.000	.000	.000	.500	.878	.000	.881	.923
Automobiles	2	0	0	4	6	0	846	3	849	0	0	0	0	3	1229	0	1232	2087
% Automobiles	66.7	0	0	80.0	60.0	0	92.6	75.0	92.5	0	0	0	0	75.0	96.6	0	96.6	94.7
Commercial	1	0	2	1	4	0	68	1	69	0	0	0	0	1	43	0	44	117
% Commercial	33.3	0	100	20.0	40.0	0	7.4	25.0	7.5	0	0	0	0	25.0	3.4	0	3.4	5.3

DE TRAFFIC

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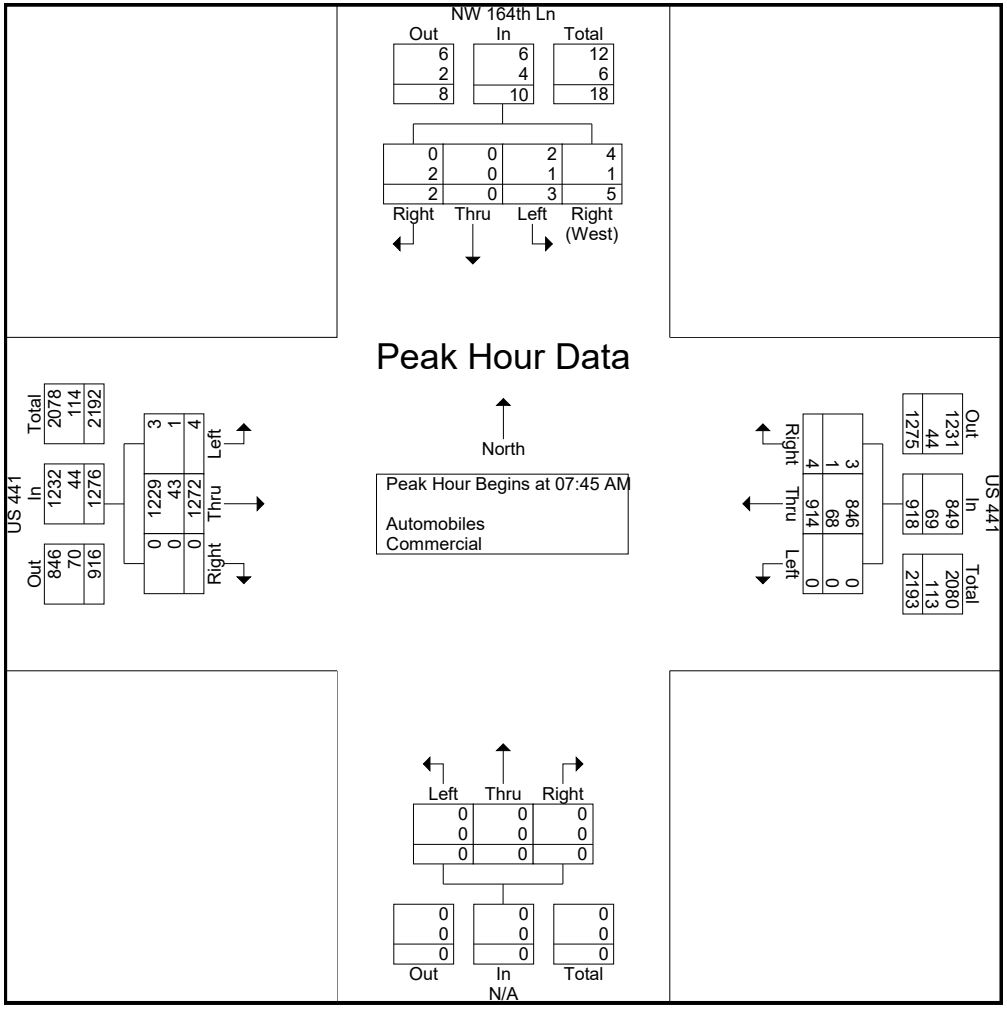
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

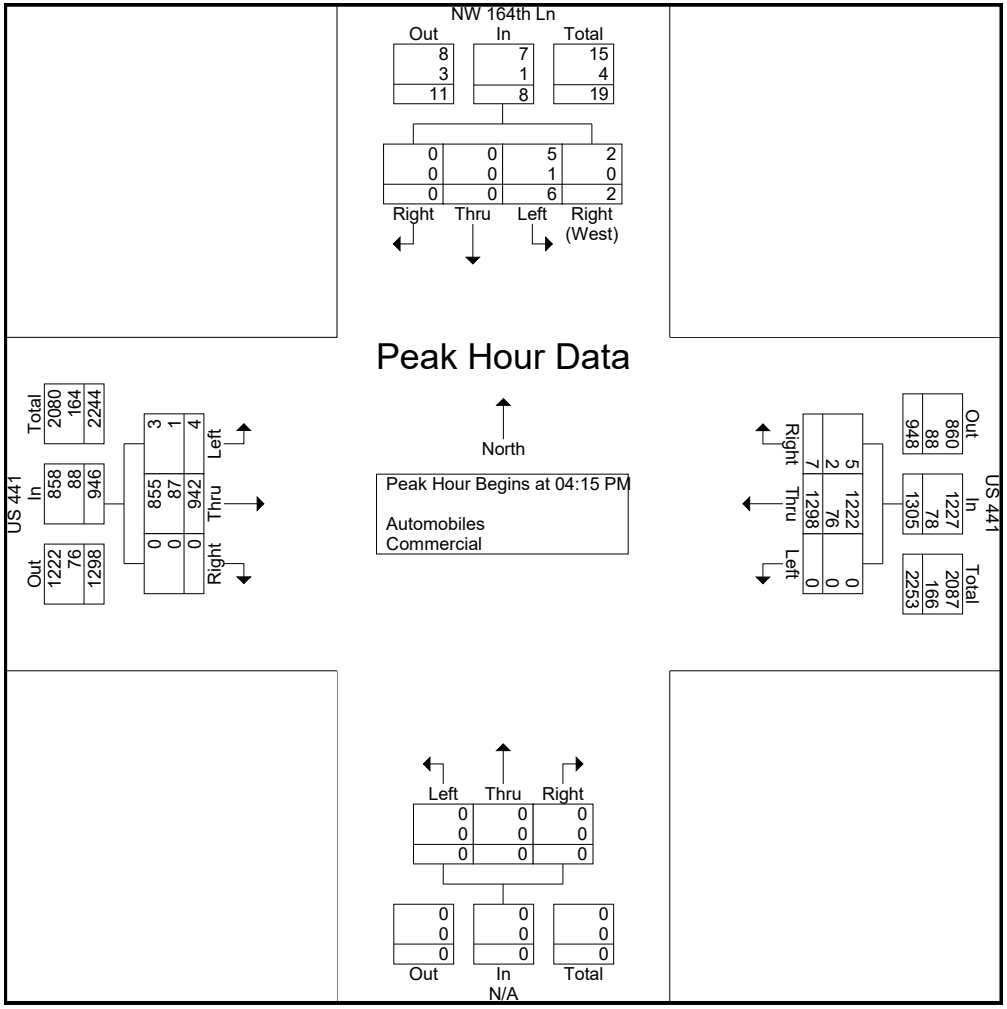
File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 4

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:15 PM																		
04:15 PM	0	0	0	1	1	0	311	3	314	0	0	0	0	1	228	0	229	544
04:30 PM	2	0	0	0	2	0	329	1	330	0	0	0	0	0	227	0	227	559
04:45 PM	2	0	0	1	3	0	296	2	298	0	0	0	0	3	235	0	238	539
05:00 PM	2	0	0	0	2	0	362	1	363	0	0	0	0	0	252	0	252	617
Total Volume	6	0	0	2	8	0	1298	7	1305	0	0	0	0	4	942	0	946	2259
% App. Total	75	0	0	25		0	99.5	0.5		0	0	0		0.4	99.6	0		
PHF	.750	.000	.000	.500	.667	.000	.896	.583	.899	.000	.000	.000	.000	.333	.935	.000	.938	.915
Automobiles	5	0	0	2	7	0	1222	5	1227	0	0	0	0	3	855	0	858	2092
% Automobiles	83.3	0	0	100	87.5	0	94.1	71.4	94.0	0	0	0	0	75.0	90.8	0	90.7	92.6
Commercial	1	0	0	0	1	0	76	2	78	0	0	0	0	1	87	0	88	167
% Commercial	16.7	0	0	0	12.5	0	5.9	28.6	6.0	0	0	0	0	25.0	9.2	0	9.3	7.4

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 164th Ln Southbound					US 441 Westbound					N/A Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					
				0					0					0					0		

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	170	0	172	1	0	0	1	0	279	2	281	454
07:15 AM	0	0	0	0	4	208	0	212	0	0	1	1	0	308	8	316	529
07:30 AM	0	0	0	0	6	192	0	198	2	0	2	4	0	311	8	319	521
07:45 AM	0	0	0	0	2	234	0	236	1	0	3	4	0	292	6	298	538
Total	0	0	0	0	14	804	0	818	4	0	6	10	0	1190	24	1214	2042
08:00 AM	0	0	0	0	4	225	0	229	3	0	1	4	0	347	5	352	585
08:15 AM	0	0	0	0	4	253	0	257	0	0	4	4	0	323	5	328	589
08:30 AM	0	0	0	0	6	211	0	217	1	0	1	2	0	305	2	307	526
08:45 AM	0	0	0	0	1	199	0	200	4	0	2	6	0	255	4	259	465
Total	0	0	0	0	15	888	0	903	8	0	8	16	0	1230	16	1246	2165
04:00 PM	0	0	0	0	3	322	0	325	0	0	2	2	0	206	1	207	534
04:15 PM	0	0	0	0	4	304	0	308	5	0	1	6	0	214	5	219	533
04:30 PM	0	0	0	0	8	319	0	327	4	0	3	7	0	216	6	222	556
04:45 PM	0	0	0	0	5	294	0	299	2	0	3	5	0	240	4	244	548
Total	0	0	0	0	20	1239	0	1259	11	0	9	20	0	876	16	892	2171
05:00 PM	0	0	0	0	2	354	0	356	4	0	2	6	0	247	4	251	613
05:15 PM	0	0	0	0	5	293	0	298	3	0	6	9	0	224	6	230	537
05:30 PM	0	0	0	0	5	276	0	281	2	0	4	6	0	211	5	216	503
05:45 PM	0	0	0	0	1	268	0	269	4	0	1	5	0	191	5	196	470
Total	0	0	0	0	13	1191	0	1204	13	0	13	26	0	873	20	893	2123
Grand Total	0	0	0	0	62	4122	0	4184	36	0	36	72	0	4169	76	4245	8501
Apprch %	0	0	0		1.5	98.5	0		50	0	50		0	98.2	1.8		
Total %	0	0	0	0	0.7	48.5	0	49.2	0.4	0	0.4	0.8	0	49	0.9	49.9	
Automobiles	0	0	0	0	55	3885	0	3940	34	0	33	67	0	3931	71	4002	8009
% Automobiles	0	0	0	0	88.7	94.3	0	94.2	94.4	0	91.7	93.1	0	94.3	93.4	94.3	94.2
Commercial	0	0	0	0	7	237	0	244	2	0	3	5	0	238	5	243	492
% Commercial	0	0	0	0	11.3	5.7	0	5.8	5.6	0	8.3	6.9	0	5.7	6.6	5.7	5.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

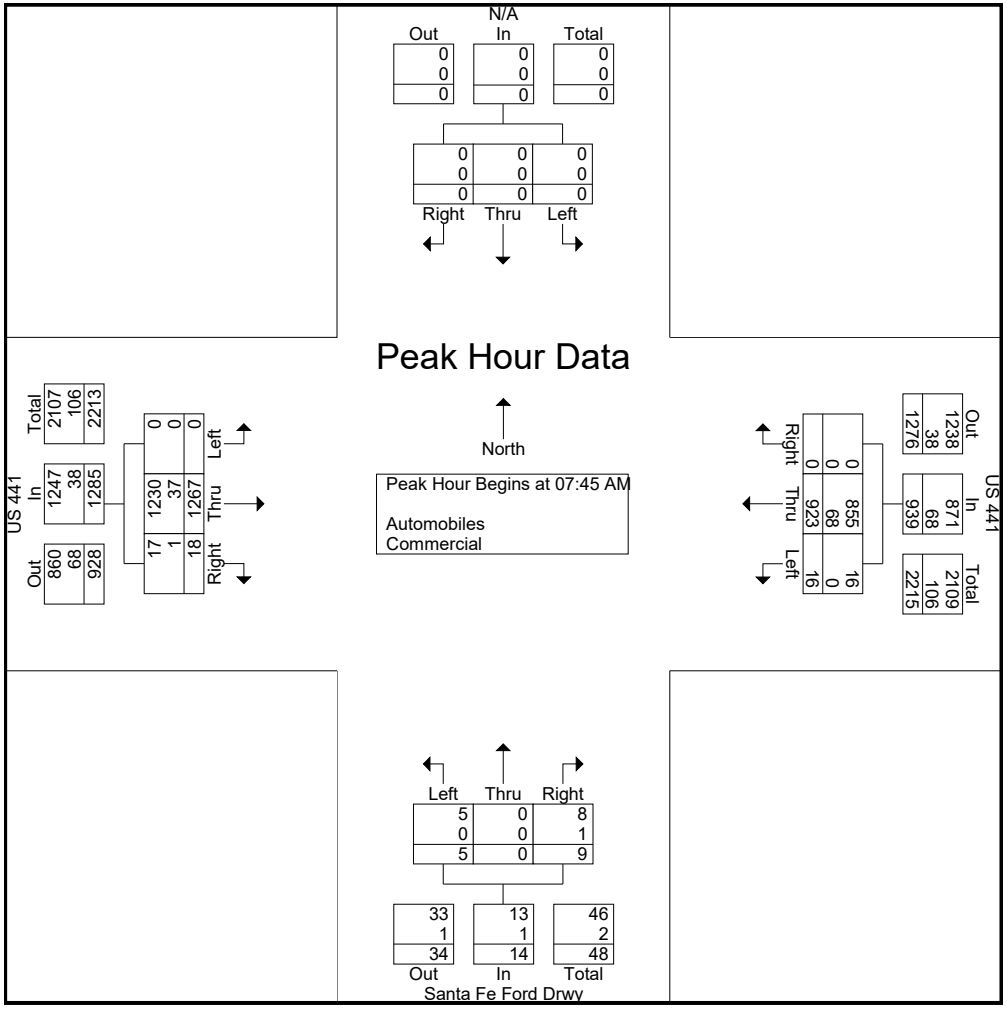
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 2

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	2	234	0	236	1	0	3	4	0	292	6	298	538
08:00 AM	0	0	0	0	4	225	0	229	3	0	1	4	0	347	5	352	585
08:15 AM	0	0	0	0	4	253	0	257	0	0	4	4	0	323	5	328	589
08:30 AM	0	0	0	0	6	211	0	217	1	0	1	2	0	305	2	307	526
Total Volume	0	0	0	0	16	923	0	939	5	0	9	14	0	1267	18	1285	2238
% App. Total	0	0	0		1.7	98.3	0		35.7	0	64.3		0	98.6	1.4		
PHF	.000	.000	.000	.000	.667	.912	.000	.913	.417	.000	.563	.875	.000	.913	.750	.913	.950
Automobiles	0	0	0	0	16	855	0	871	5	0	8	13	0	1230	17	1247	2131
% Automobiles	0	0	0	0	100	92.6	0	92.8	100	0	88.9	92.9	0	97.1	94.4	97.0	95.2
Commercial	0	0	0	0	0	68	0	68	0	0	1	1	0	37	1	38	107
% Commercial	0	0	0	0	0	7.4	0	7.2	0	0	11.1	7.1	0	2.9	5.6	3.0	4.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

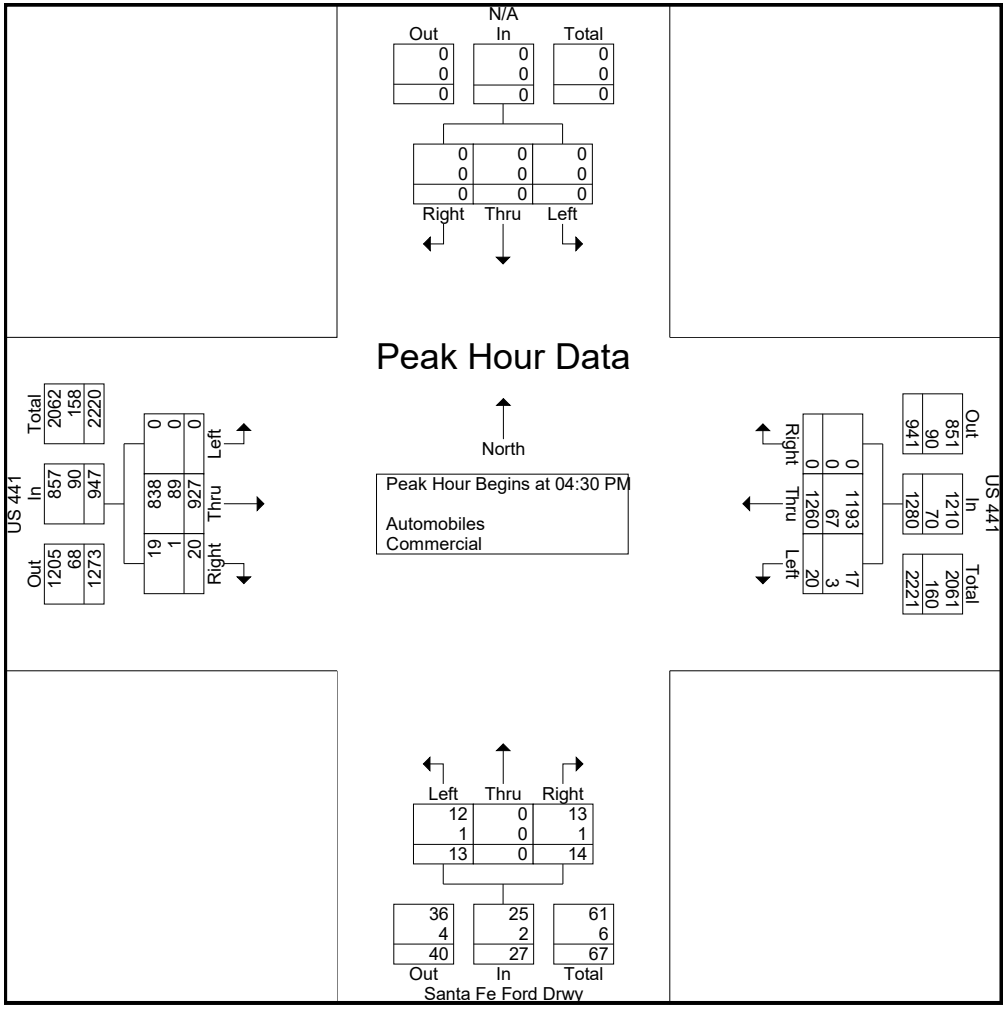
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 4

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	8	319	0	327	4	0	3	7	0	216	6	222	556
04:45 PM	0	0	0	0	5	294	0	299	2	0	3	5	0	240	4	244	548
05:00 PM	0	0	0	0	2	354	0	356	4	0	2	6	0	247	4	251	613
05:15 PM	0	0	0	0	5	293	0	298	3	0	6	9	0	224	6	230	537
Total Volume	0	0	0	0	20	1260	0	1280	13	0	14	27	0	927	20	947	2254
% App. Total	0	0	0		1.6	98.4	0		48.1	0	51.9		0	97.9	2.1		
PHF	.000	.000	.000	.000	.625	.890	.000	.899	.813	.000	.583	.750	.000	.938	.833	.943	.919
Automobiles	0	0	0	0	17	1193	0	1210	12	0	13	25	0	838	19	857	2092
% Automobiles	0	0	0	0	85.0	94.7	0	94.5	92.3	0	92.9	92.6	0	90.4	95.0	90.5	92.8
Commercial	0	0	0	0	3	67	0	70	1	0	1	2	0	89	1	90	162
% Commercial	0	0	0	0	15.0	5.3	0	5.5	7.7	0	7.1	7.4	0	9.6	5.0	9.5	7.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %				0				0				0				0	

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	8	3	23	12	150	12	174	9	5	25	39	7	260	11	278	514
07:15 AM	20	8	7	35	20	174	24	218	11	9	28	48	4	285	18	307	608
07:30 AM	50	13	11	74	16	178	65	259	17	15	26	58	10	281	19	310	701
07:45 AM	65	14	12	91	18	212	84	314	19	19	21	59	17	257	19	293	757
Total	147	43	33	223	66	714	185	965	56	48	100	204	38	1083	67	1188	2580
08:00 AM	85	15	17	117	22	214	68	304	16	24	39	79	18	309	19	346	846
08:15 AM	72	11	16	99	18	232	26	276	21	20	44	85	23	280	19	322	782
08:30 AM	89	5	15	109	21	197	21	239	13	21	39	73	22	258	24	304	725
08:45 AM	18	6	23	47	13	171	13	197	7	19	31	57	13	222	19	254	555
Total	264	37	71	372	74	814	128	1016	57	84	153	294	76	1069	81	1226	2908
04:00 PM	17	5	10	32	34	310	31	375	22	8	31	61	10	183	15	208	676
04:15 PM	18	6	11	35	25	285	32	342	11	11	24	46	15	192	16	223	646
04:30 PM	16	6	16	38	23	292	20	335	23	11	36	70	17	192	14	223	666
04:45 PM	11	6	17	34	29	292	21	342	19	14	30	63	12	207	23	242	681
Total	62	23	54	139	111	1179	104	1394	75	44	121	240	54	774	68	896	2669
05:00 PM	17	4	17	38	41	333	19	393	24	10	30	64	21	216	23	260	755
05:15 PM	17	5	8	30	31	282	18	331	19	10	35	64	21	195	14	230	655
05:30 PM	15	4	16	35	31	257	18	306	17	16	23	56	15	187	11	213	610
05:45 PM	12	6	14	32	32	248	12	292	20	13	19	52	14	166	12	192	568
Total	61	19	55	135	135	1120	67	1322	80	49	107	236	71	764	60	895	2588
Grand Total	534	122	213	869	386	3827	484	4697	268	225	481	974	239	3690	276	4205	10745
Apprch %	61.4	14	24.5		8.2	81.5	10.3		27.5	23.1	49.4		5.7	87.8	6.6		
Total %	5	1.1	2	8.1	3.6	35.6	4.5	43.7	2.5	2.1	4.5	9.1	2.2	34.3	2.6	39.1	
Automobiles	489	116	200	805	334	3640	438	4412	257	204	382	843	196	3542	239	3977	10037
% Automobiles	91.6	95.1	93.9	92.6	86.5	95.1	90.5	93.9	95.9	90.7	79.4	86.6	82	96	86.6	94.6	93.4
Commercial	45	6	13	64	52	187	46	285	11	21	99	131	43	148	37	228	708
% Commercial	8.4	4.9	6.1	7.4	13.5	4.9	9.5	6.1	4.1	9.3	20.6	13.4	18	4	13.4	5.4	6.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

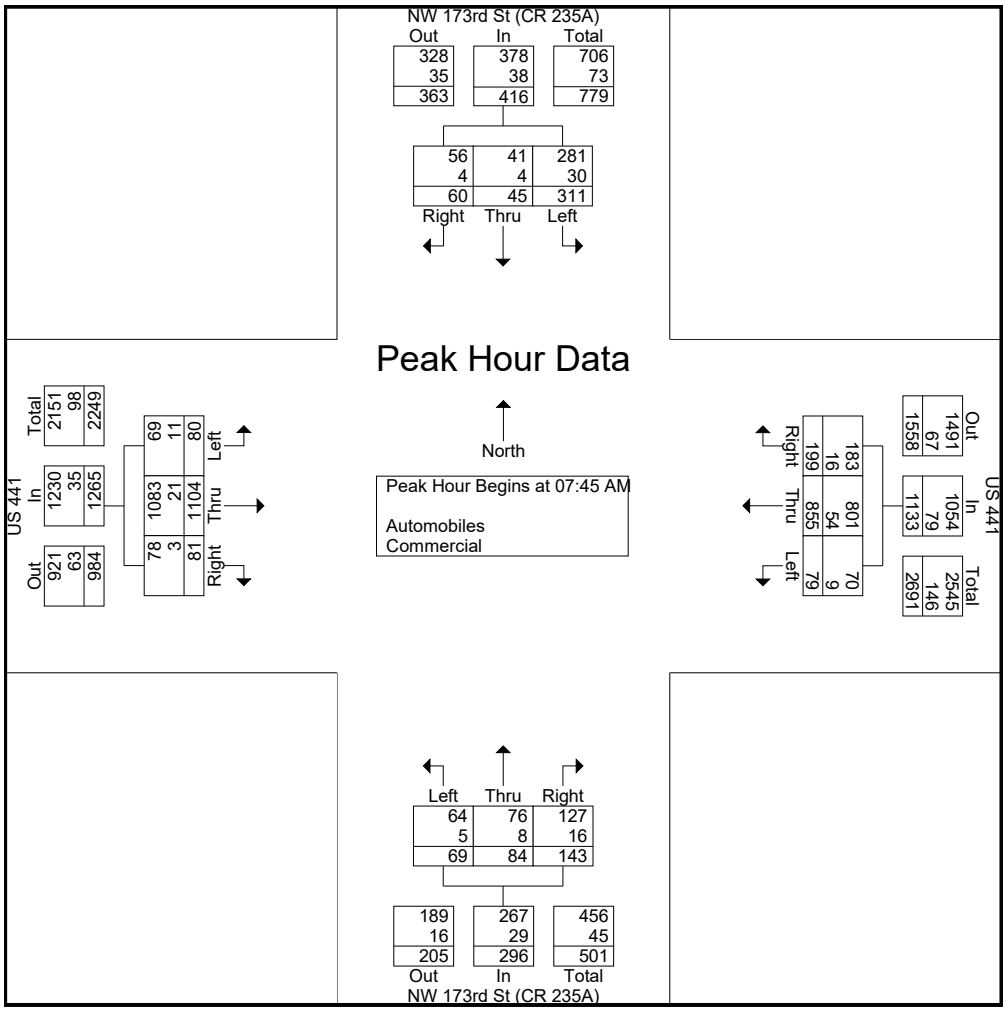
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	65	14	12	91	18	212	84	314	19	19	21	59	17	257	19	293	757
08:00 AM	85	15	17	117	22	214	68	304	16	24	39	79	18	309	19	346	846
08:15 AM	72	11	16	99	18	232	26	276	21	20	44	85	23	280	19	322	782
08:30 AM	89	5	15	109	21	197	21	239	13	21	39	73	22	258	24	304	725
Total Volume	311	45	60	416	79	855	199	1133	69	84	143	296	80	1104	81	1265	3110
% App. Total	74.8	10.8	14.4		7	75.5	17.6		23.3	28.4	48.3		6.3	87.3	6.4		
PHF	.874	.750	.882	.889	.898	.921	.592	.902	.821	.875	.813	.871	.870	.893	.844	.914	.919
Automobiles	281	41	56	378	70	801	183	1054	64	76	127	267	69	1083	78	1230	2929
% Automobiles	90.4	91.1	93.3	90.9	88.6	93.7	92.0	93.0	92.8	90.5	88.8	90.2	86.3	98.1	96.3	97.2	94.2
Commercial	30	4	4	38	9	54	16	79	5	8	16	29	11	21	3	35	181
% Commercial	9.6	8.9	6.7	9.1	11.4	6.3	8.0	7.0	7.2	9.5	11.2	9.8	13.8	1.9	3.7	2.8	5.8

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

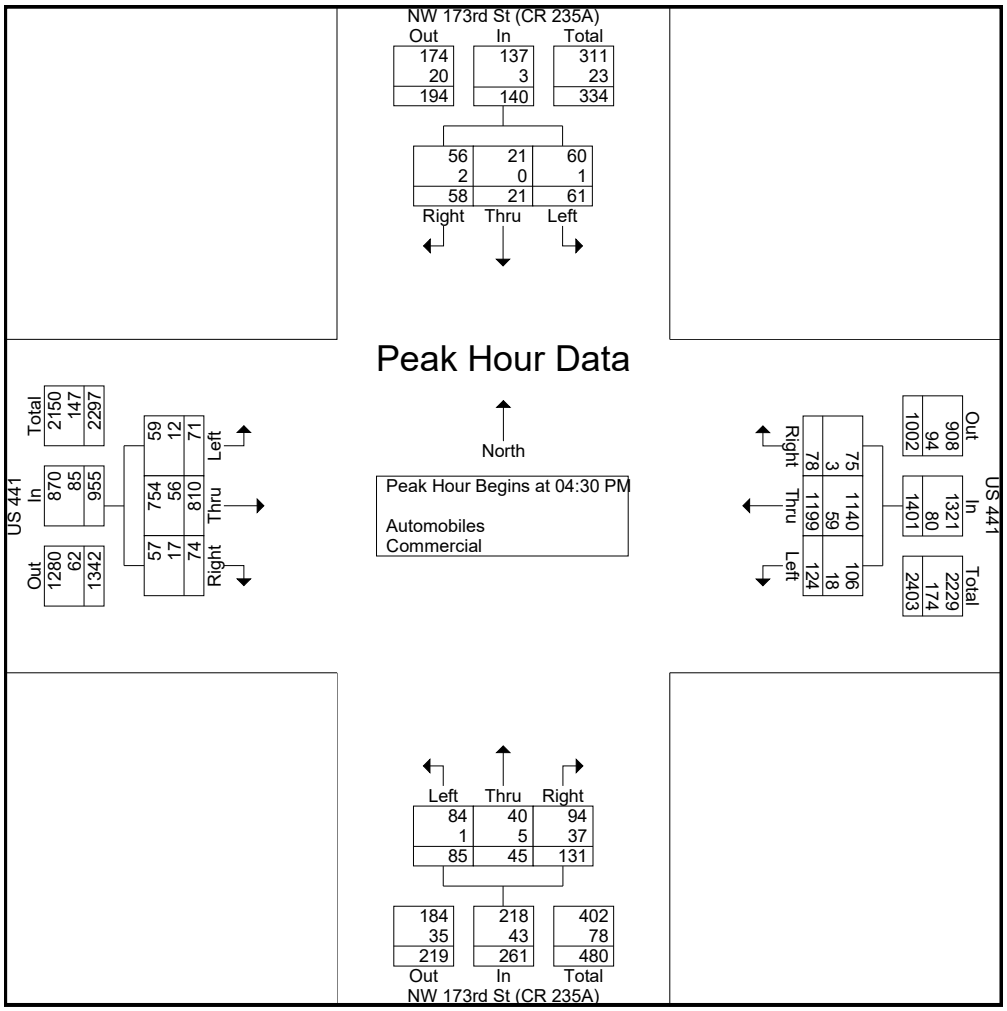
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	16	6	16	38	23	292	20	335	23	11	36	70	17	192	14	223	666
04:45 PM	11	6	17	34	29	292	21	342	19	14	30	63	12	207	23	242	681
05:00 PM	17	4	17	38	41	333	19	393	24	10	30	64	21	216	23	260	755
05:15 PM	17	5	8	30	31	282	18	331	19	10	35	64	21	195	14	230	655
Total Volume	61	21	58	140	124	1199	78	1401	85	45	131	261	71	810	74	955	2757
% App. Total	43.6	15	41.4		8.9	85.6	5.6		32.6	17.2	50.2		7.4	84.8	7.7		
PHF	.897	.875	.853	.921	.756	.900	.929	.891	.885	.804	.910	.932	.845	.938	.804	.918	.913
Automobiles	60	21	56	137	106	1140	75	1321	84	40	94	218	59	754	57	870	2546
% Automobiles	98.4	100	96.6	97.9	85.5	95.1	96.2	94.3	98.8	88.9	71.8	83.5	83.1	93.1	77.0	91.1	92.3
Commercial	1	0	2	3	18	59	3	80	1	5	37	43	12	56	17	85	211
% Commercial	1.6	0	3.4	2.1	14.5	4.9	3.8	5.7	1.2	11.1	28.2	16.5	16.9	6.9	23.0	8.9	7.7

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CE 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					US 441 Westbound					NW 173rd St (CR 235A) Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
				1					0					0					0		
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
Grand Total	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	4
Apprch %	0	0	0	100		0	0	0	0		0	0	0	0		0	0	0	100		
Total %	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	
				1					0					0					1		

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	11	2	13	0	0	0	0	8	14	0	22	0	0	4	4	39
07:15 AM	0	21	1	22	0	0	0	0	9	19	0	28	2	0	4	6	56
07:30 AM	0	27	2	29	0	0	0	0	6	40	0	46	2	0	15	17	92
07:45 AM	0	56	4	60	0	0	0	0	6	48	0	54	4	0	12	16	130
Total	0	115	9	124	0	0	0	0	29	121	0	150	8	0	35	43	317
08:00 AM	0	45	6	51	0	0	0	0	4	55	0	59	3	0	14	17	127
08:15 AM	0	56	3	59	0	0	0	0	8	39	0	47	1	0	12	13	119
08:30 AM	0	46	1	47	0	0	0	0	4	46	0	50	4	0	4	8	105
08:45 AM	0	31	2	33	0	0	0	0	6	26	0	32	1	0	7	8	73
Total	0	178	12	190	0	0	0	0	22	166	0	188	9	0	37	46	424
04:00 PM	0	17	2	19	0	0	0	0	2	31	0	33	2	0	8	10	62
04:15 PM	0	25	6	31	0	0	0	0	4	38	0	42	6	0	11	17	90
04:30 PM	0	19	4	23	0	0	0	0	4	36	0	40	8	0	17	25	88
04:45 PM	0	24	8	32	0	0	0	0	2	36	0	38	10	0	8	18	88
Total	0	85	20	105	0	0	0	0	12	141	0	153	26	0	44	70	328
05:00 PM	0	16	6	22	0	0	0	0	8	28	0	36	6	0	13	19	77
05:15 PM	0	17	5	22	0	0	0	0	6	28	0	34	10	0	15	25	81
05:30 PM	0	19	7	26	0	0	0	0	8	24	0	32	6	0	9	15	73
05:45 PM	0	17	4	21	0	0	0	0	2	18	0	20	3	0	6	9	50
Total	0	69	22	91	0	0	0	0	24	98	0	122	25	0	43	68	281
Grand Total	0	447	63	510	0	0	0	0	87	526	0	613	68	0	159	227	1350
Apprch %	0	87.6	12.4		0	0	0		14.2	85.8	0		30	0	70		
Total %	0	33.1	4.7	37.8	0	0	0	0	6.4	39	0	45.4	5	0	11.8	16.8	
Automobiles	0	415	63	478	0	0	0	0	71	469	0	540	57	0	146	203	1221
% Automobiles	0	92.8	100	93.7	0	0	0	0	81.6	89.2	0	88.1	83.8	0	91.8	89.4	90.4
Commercial	0	32	0	32	0	0	0	0	16	57	0	73	11	0	13	24	129
% Commercial	0	7.2	0	6.3	0	0	0	0	18.4	10.8	0	11.9	16.2	0	8.2	10.6	9.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

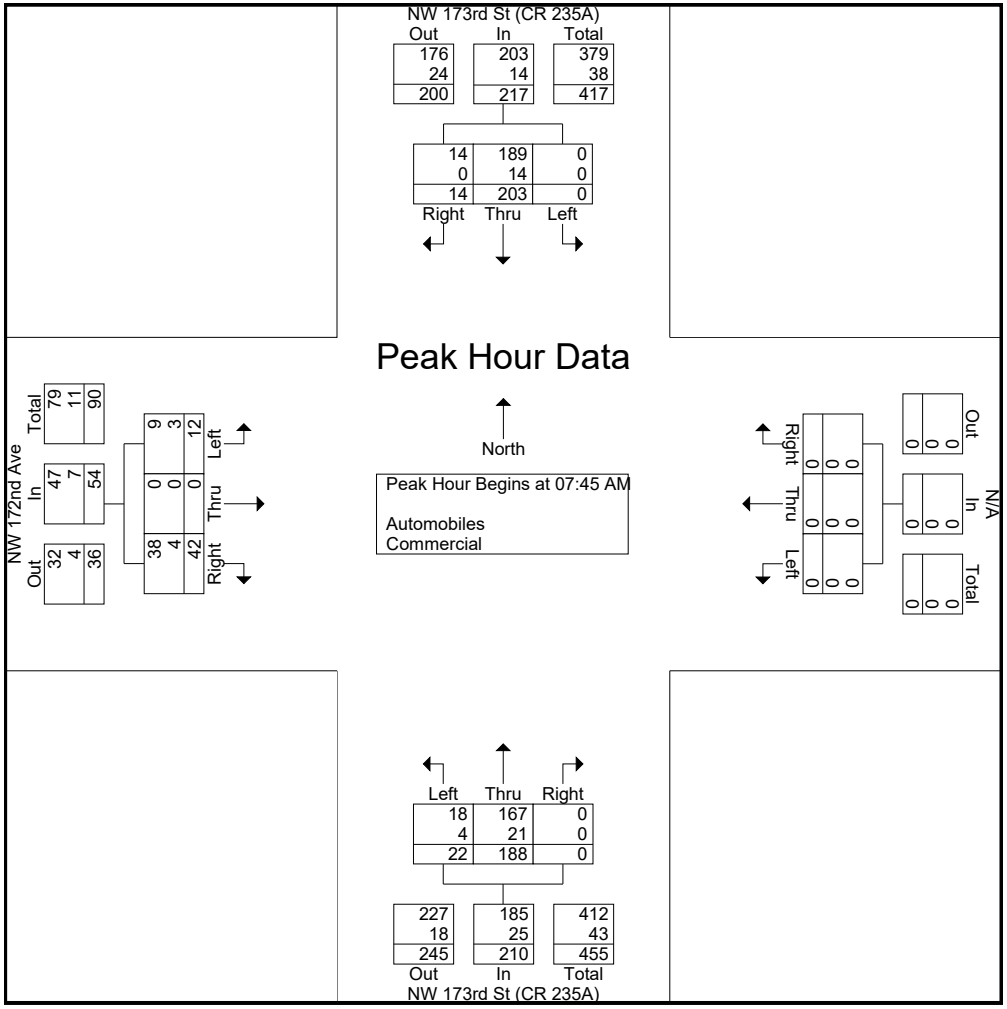
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	56	4	60	0	0	0	0	6	48	0	54	4	0	12	16	130
08:00 AM	0	45	6	51	0	0	0	0	4	55	0	59	3	0	14	17	127
08:15 AM	0	56	3	59	0	0	0	0	8	39	0	47	1	0	12	13	119
08:30 AM	0	46	1	47	0	0	0	0	4	46	0	50	4	0	4	8	105
Total Volume	0	203	14	217	0	0	0	0	22	188	0	210	12	0	42	54	481
% App. Total	0	93.5	6.5		0	0	0		10.5	89.5	0		22.2	0	77.8		
PHF	.000	.906	.583	.904	.000	.000	.000	.000	.688	.855	.000	.890	.750	.000	.750	.794	.925
Automobiles	0	189	14	203	0	0	0	0	18	167	0	185	9	0	38	47	435
% Automobiles	0	93.1	100	93.5	0	0	0	0	81.8	88.8	0	88.1	75.0	0	90.5	87.0	90.4
Commercial	0	14	0	14	0	0	0	0	4	21	0	25	3	0	4	7	46
% Commercial	0	6.9	0	6.5	0	0	0	0	18.2	11.2	0	11.9	25.0	0	9.5	13.0	9.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

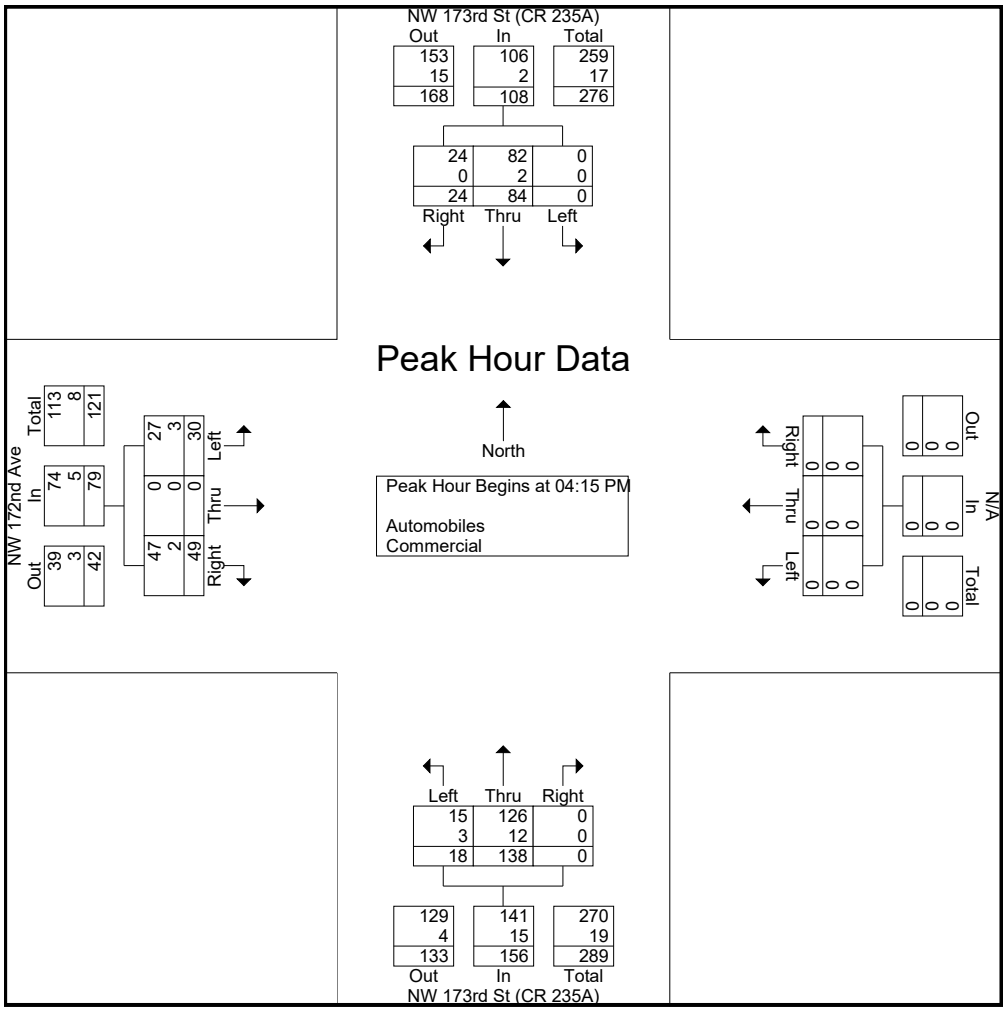
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	25	6	31	0	0	0	0	4	38	0	42	6	0	11	17	90
04:30 PM	0	19	4	23	0	0	0	0	4	36	0	40	8	0	17	25	88
04:45 PM	0	24	8	32	0	0	0	0	2	36	0	38	10	0	8	18	88
05:00 PM	0	16	6	22	0	0	0	0	8	28	0	36	6	0	13	19	77
Total Volume	0	84	24	108	0	0	0	0	18	138	0	156	30	0	49	79	343
% App. Total	0	77.8	22.2		0	0	0		11.5	88.5	0		38	0	62		
PHF	.000	.840	.750	.844	.000	.000	.000	.000	.563	.908	.000	.929	.750	.000	.721	.790	.953
Automobiles	0	82	24	106	0	0	0	0	15	126	0	141	27	0	47	74	321
% Automobiles	0	97.6	100	98.1	0	0	0	0	83.3	91.3	0	90.4	90.0	0	95.9	93.7	93.6
Commercial	0	2	0	2	0	0	0	0	3	12	0	15	3	0	2	5	22
% Commercial	0	2.4	0	1.9	0	0	0	0	16.7	8.7	0	9.6	10.0	0	4.1	6.3	6.4

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					N/A Westbound					NW 173rd St (CR 235A) Northbound					NW 172nd Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
				0					0					1					0		
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Grand Total	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	33.3	33.3	0	0	0	0	0	0	0	0	66.7	66.7	0	0	0	0	0	
				0					0					0					0		

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	10	0	10	0	0	0	0	1	15	0	16	0	0	3	3	29
07:15 AM	0	19	1	20	0	0	0	0	1	22	0	23	1	0	2	3	46
07:30 AM	0	31	1	32	0	0	0	0	3	35	0	38	0	0	0	0	70
07:45 AM	0	48	1	49	0	0	0	0	2	42	0	44	2	0	3	5	98
Total	0	108	3	111	0	0	0	0	7	114	0	121	3	0	8	11	243
08:00 AM	0	42	1	43	0	0	0	0	1	52	0	53	1	0	2	3	99
08:15 AM	0	50	3	53	0	0	0	0	2	42	0	44	1	0	2	3	100
08:30 AM	0	46	1	47	0	0	0	0	1	46	0	47	0	0	2	2	96
08:45 AM	0	32	0	32	0	0	0	0	1	30	0	31	2	0	3	5	68
Total	0	170	5	175	0	0	0	0	5	170	0	175	4	0	9	13	363
04:00 PM	0	19	1	20	0	0	0	0	1	28	0	29	2	0	3	5	54
04:15 PM	0	24	2	26	0	0	0	0	0	38	0	38	0	0	4	4	68
04:30 PM	0	17	0	17	0	0	0	0	2	45	0	47	2	0	5	7	71
04:45 PM	0	24	2	26	0	0	0	0	1	39	0	40	3	0	2	5	71
Total	0	84	5	89	0	0	0	0	4	150	0	154	7	0	14	21	264
05:00 PM	0	15	3	18	0	0	0	0	2	31	0	33	0	0	2	2	53
05:15 PM	0	17	1	18	0	0	0	0	2	26	0	28	3	0	5	8	54
05:30 PM	0	14	1	15	0	0	0	0	0	21	0	21	3	0	2	5	41
05:45 PM	0	13	0	13	0	0	0	0	1	20	0	21	1	0	4	5	39
Total	0	59	5	64	0	0	0	0	5	98	0	103	7	0	13	20	187
Grand Total	0	421	18	439	0	0	0	0	21	532	0	553	21	0	44	65	1057
Apprch %	0	95.9	4.1		0	0	0		3.8	96.2	0		32.3	0	67.7		
Total %	0	39.8	1.7	41.5	0	0	0	0	2	50.3	0	52.3	2	0	4.2	6.1	
Automobiles	0	392	18	410	0	0	0	0	19	484	0	503	18	0	39	57	970
% Automobiles	0	93.1	100	93.4	0	0	0	0	90.5	91	0	91	85.7	0	88.6	87.7	91.8
Commercial	0	29	0	29	0	0	0	0	2	48	0	50	3	0	5	8	87
% Commercial	0	6.9	0	6.6	0	0	0	0	9.5	9	0	9	14.3	0	11.4	12.3	8.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

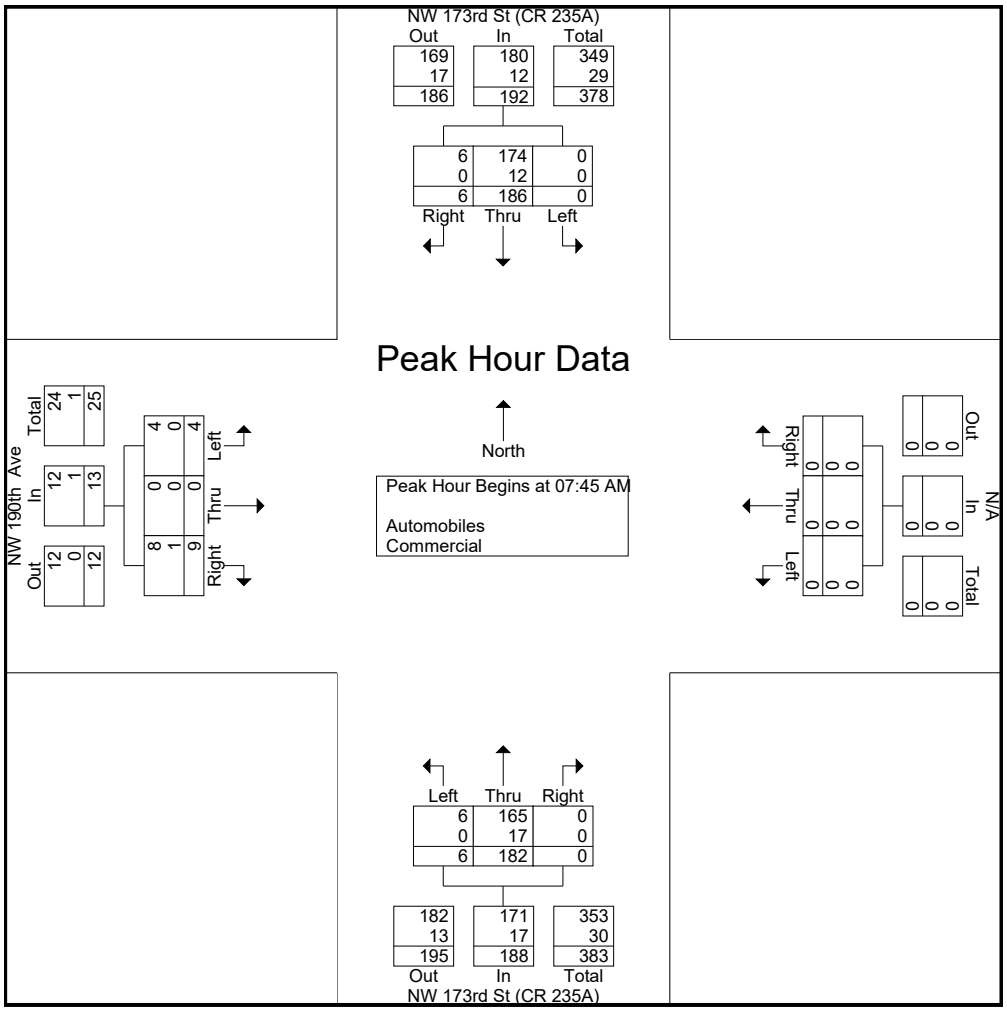
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	48	1	49	0	0	0	0	2	42	0	44	2	0	3	5	98
08:00 AM	0	42	1	43	0	0	0	0	1	52	0	53	1	0	2	3	99
08:15 AM	0	50	3	53	0	0	0	0	2	42	0	44	1	0	2	3	100
08:30 AM	0	46	1	47	0	0	0	0	1	46	0	47	0	0	2	2	96
Total Volume	0	186	6	192	0	0	0	0	6	182	0	188	4	0	9	13	393
% App. Total	0	96.9	3.1		0	0	0		3.2	96.8	0		30.8	0	69.2		
PHF	.000	.930	.500	.906	.000	.000	.000	.000	.750	.875	.000	.887	.500	.000	.750	.650	.983
Automobiles	0	174	6	180	0	0	0	0	6	165	0	171	4	0	8	12	363
% Automobiles	0	93.5	100	93.8	0	0	0	0	100	90.7	0	91.0	100	0	88.9	92.3	92.4
Commercial	0	12	0	12	0	0	0	0	0	17	0	17	0	0	1	1	30
% Commercial	0	6.5	0	6.3	0	0	0	0	0	9.3	0	9.0	0	0	11.1	7.7	7.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

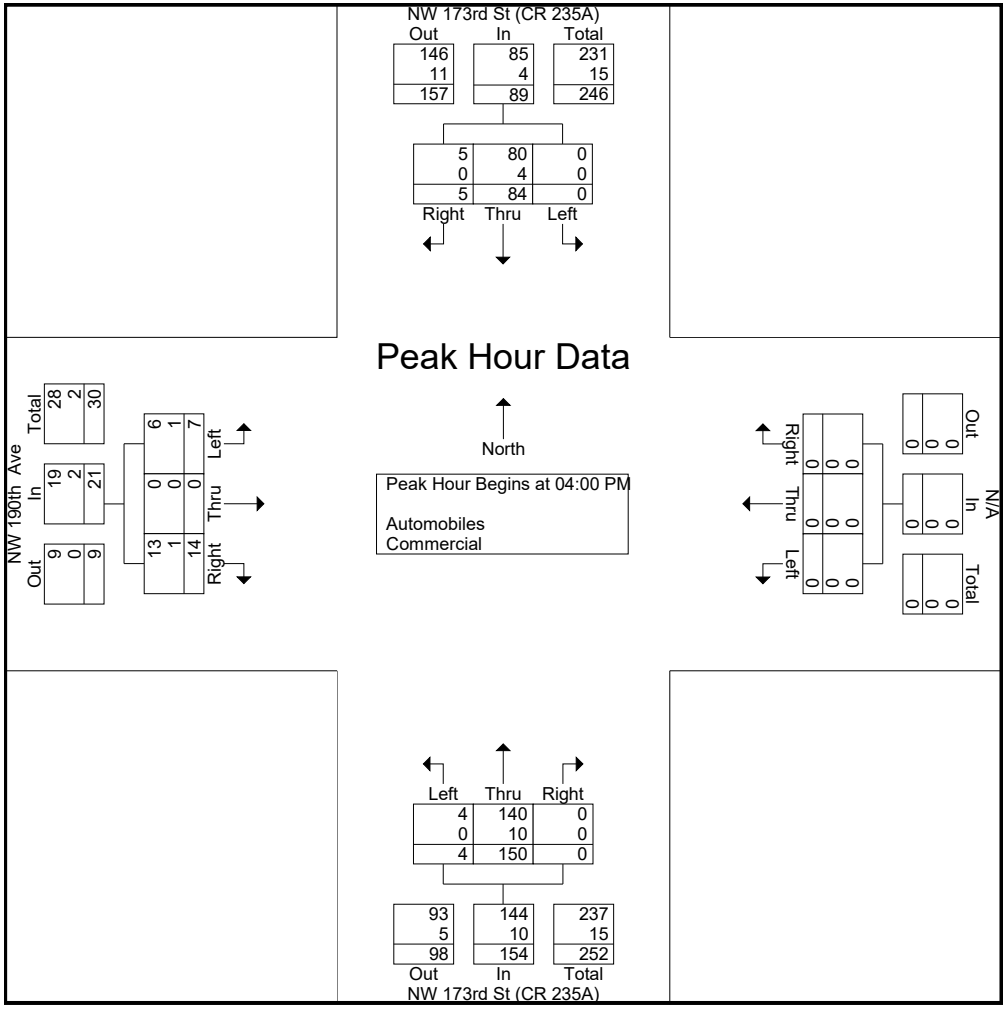
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	19	1	20	0	0	0	0	1	28	0	29	2	0	3	5	54
04:15 PM	0	24	2	26	0	0	0	0	0	38	0	38	0	0	4	4	68
04:30 PM	0	17	0	17	0	0	0	0	2	45	0	47	2	0	5	7	71
04:45 PM	0	24	2	26	0	0	0	0	1	39	0	40	3	0	2	5	71
Total Volume	0	84	5	89	0	0	0	0	4	150	0	154	7	0	14	21	264
% App. Total	0	94.4	5.6		0	0	0		2.6	97.4	0		33.3	0	66.7		
PHF	.000	.875	.625	.856	.000	.000	.000	.000	.500	.833	.000	.819	.583	.000	.700	.750	.930
Automobiles	0	80	5	85	0	0	0	0	4	140	0	144	6	0	13	19	248
% Automobiles	0	95.2	100	95.5	0	0	0	0	100	93.3	0	93.5	85.7	0	92.9	90.5	93.9
Commercial	0	4	0	4	0	0	0	0	0	10	0	10	1	0	1	2	16
% Commercial	0	4.8	0	4.5	0	0	0	0	0	6.7	0	6.5	14.3	0	7.1	9.5	6.1

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					N/A Westbound					NW 173rd St (CR 235A) Northbound					NW 190th Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

0 0 0 0

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 202nd St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 188th St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

SB Approach

EB Approach

WB Approach

de traffic	NW 164th Ln at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

EB Approach

WB Approach

de traffic	Santa Fe Ford Drwy at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 173rd St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 5
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	NW 173rd St at NW 172nd Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 6
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	NW 173rd St at NW 190th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 7
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D Seasonal Adjustment Factor and Historical Growth Rates

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 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
2021	21000 S	N 10500	S 10500	9.50	57.80	6.00
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

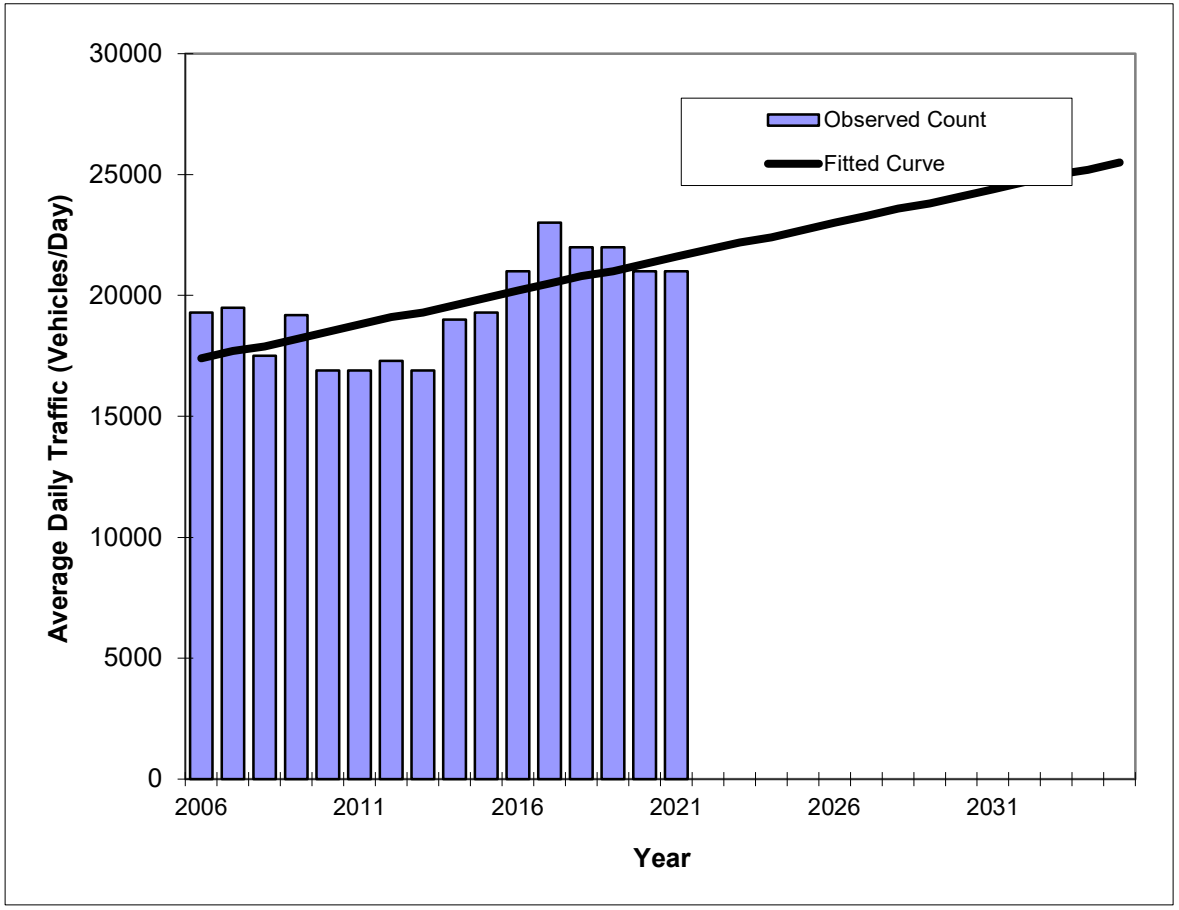
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 20 --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0245
Highway:	SR 20



Year	Traffic (ADT/AADT) Count*	Trend**
2006	19300	17400
2007	19500	17700
2008	17500	17900
2009	19200	18200
2010	16900	18500
2011	16900	18800
2012	17300	19100
2013	16900	19300
2014	19000	19600
2015	19300	19900
2016	21000	20200
2017	23000	20500
2018	22000	20800
2019	22000	21000
2020	21000	21300
2021	21000	21600
2023 Opening Year Trend		
2023	N/A	22200
2024 Mid-Year Trend		
2024	N/A	22400
2025 Design Year Trend		
2025	N/A	22700
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	281
Trend R-squared:	43.95%
Trend Annual Historic Growth Rate:	1.61%
Trend Growth Rate (2021 to Design Year):	1.27%
Printed:	27-Sep-22

Straight Line Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9102 - NW 202 ST. .1 MI S. OF US 441 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	1500 T		0		0	9.50	57.80	3.00
2020	1500 S		0		0	9.50	58.00	2.90
2019	1500 F		0		0	9.50	58.00	2.60
2018	1500 C	N	0	S	0	9.50	57.90	2.70
2017	1600 R	N	800	S	800	9.50	53.80	2.60
2016	1500 T	N	750	S	750	9.50	53.60	2.80
2015	1400 S	N	700	S	700	9.50	57.00	2.60
2014	1400 F	N	700	S	700	9.50	57.40	2.40
2013	1400 C	N	700	S	700	9.50	57.80	2.60
2012	1200 F		0		0	9.50	58.40	2.50
2011	1200 C	N	0	S	0	9.50	58.80	2.80

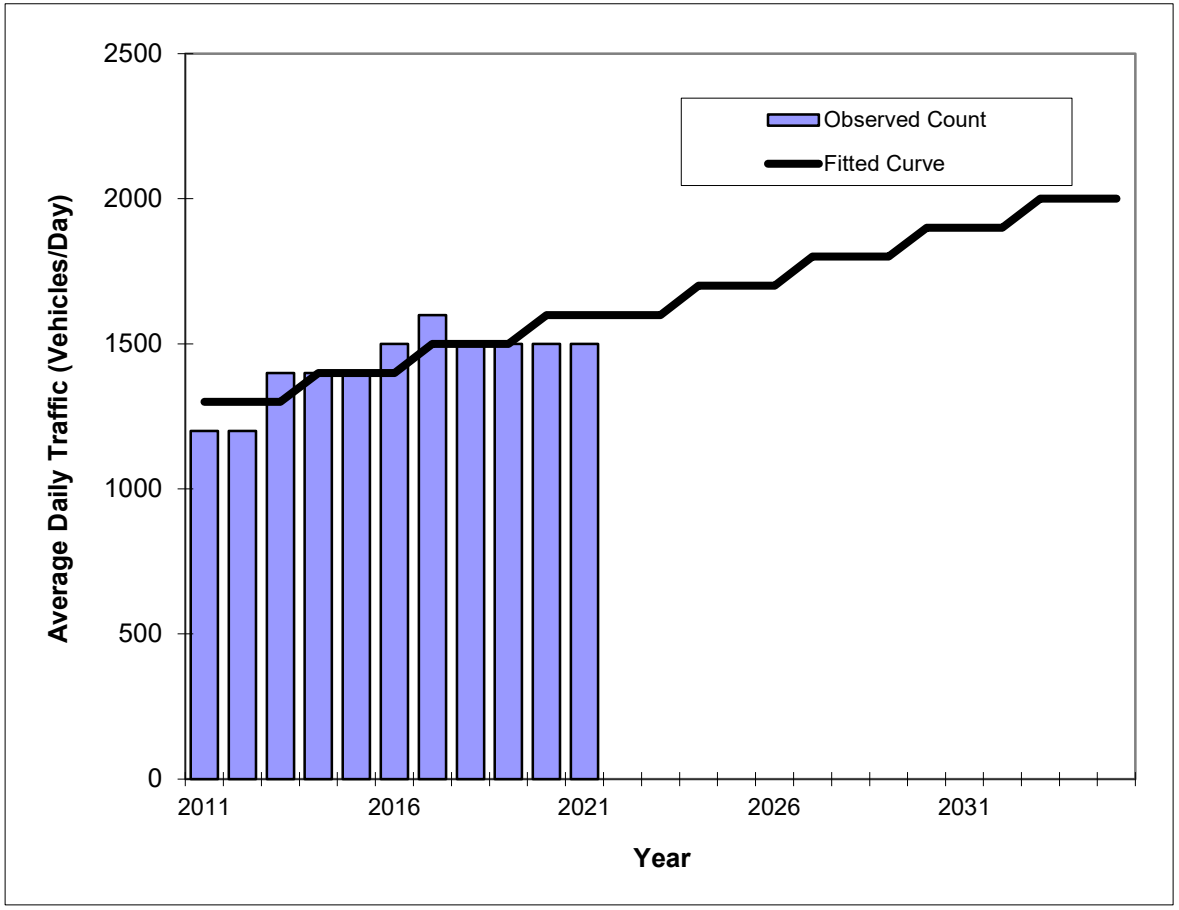
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 202nd St --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	9102
Highway:	NW 202nd St



Year	Traffic (ADT/AADT) Count*	Trend**
2011	1200	1300
2012	1200	1300
2013	1400	1300
2014	1400	1400
2015	1400	1400
2016	1500	1400
2017	1600	1500
2018	1500	1500
2019	1500	1500
2020	1500	1600
2021	1500	1600
2023 Opening Year Trend		
2023	N/A	1600
2024 Mid-Year Trend		
2024	N/A	1700
2025 Design Year Trend		
2025	N/A	1700
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	31
Trend R-squared:	64.94%
Trend Annual Historic Growth Rate:	2.31%
Trend Growth Rate (2021 to Design Year):	1.56%
Printed:	27-Sep-22

Straight Line Growth Option

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 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
2021	28000 F	N 14000	S 14000	9.50	57.80	6.00
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

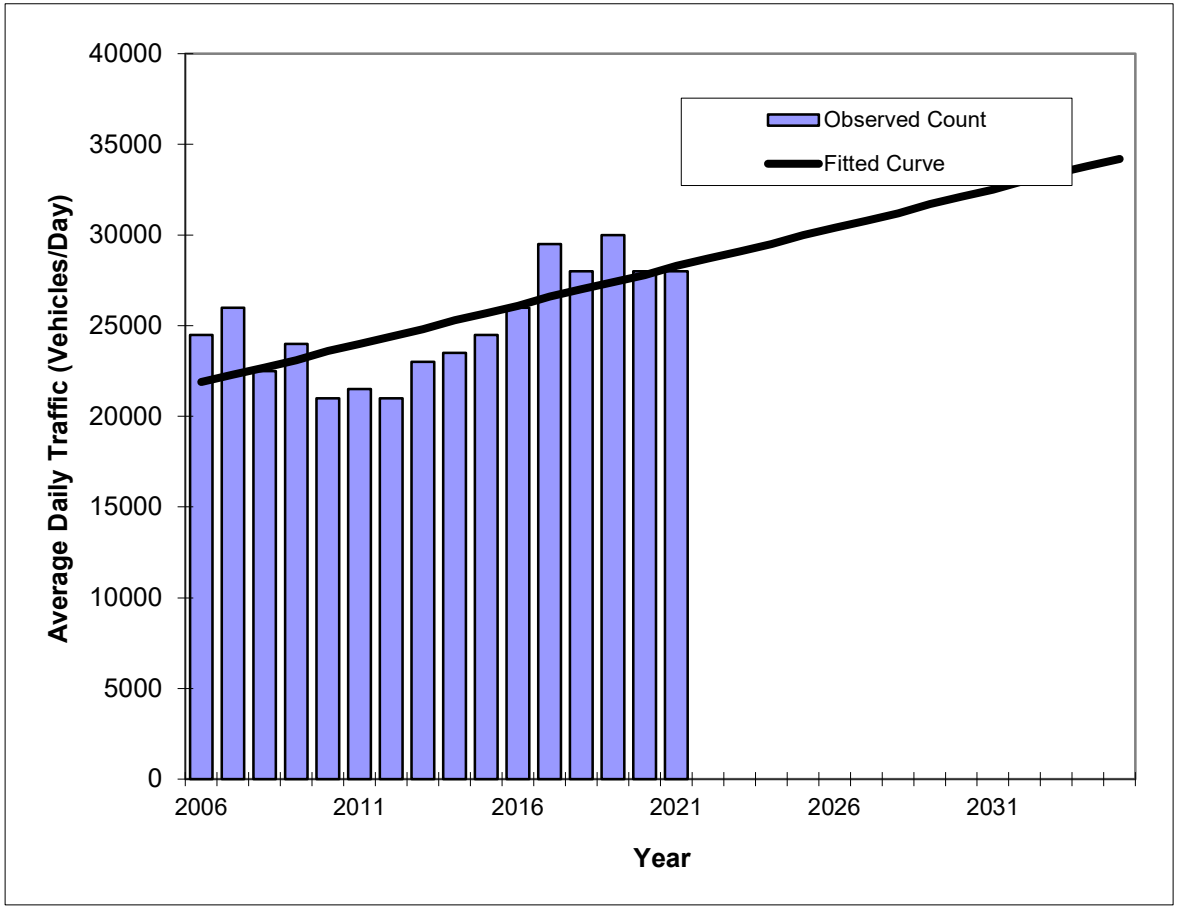
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 20 --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0461
Highway:	SR 20



Year	Traffic (ADT/AADT) Count*	Trend**
2006	24500	21900
2007	26000	22300
2008	22500	22700
2009	24000	23100
2010	21000	23600
2011	21500	24000
2012	21000	24400
2013	23000	24800
2014	23500	25300
2015	24500	25700
2016	26000	26100
2017	29500	26600
2018	28000	27000
2019	30000	27400
2020	28000	27800
2021	28000	28300
2032 Opening Year Trend		
2032	N/A	33000
2033 Mid-Year Trend		
2033	N/A	33400
2034 Design Year Trend		
2034	N/A	33800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	426
Trend R-squared:	46.69%
Trend Annual Historic Growth Rate:	1.95%
Trend Growth Rate (2021 to Design Year):	1.49%
Printed:	12-Sep-22

Straight Line Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5400 C	N 2800	S 2600	9.50	57.80	22.20
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00

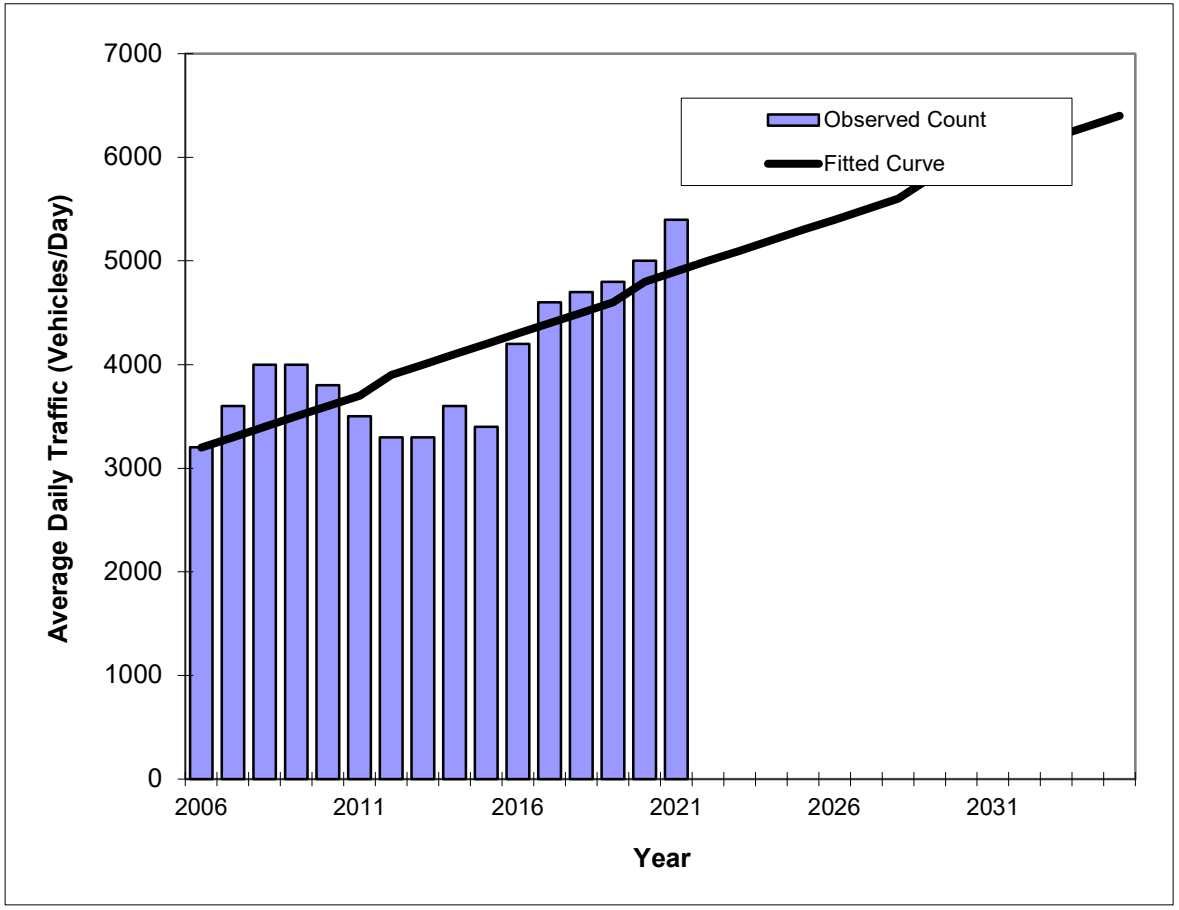
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 173rd St --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0
Highway:	NW 173rd St



Year	Traffic (ADT/AADT) Count*	Trend**
2006	3200	3200
2007	3600	3300
2008	4000	3400
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3900
2013	3300	4000
2014	3600	4100
2015	3400	4200
2016	4200	4300
2017	4600	4400
2018	4700	4500
2019	4800	4600
2020	5000	4800
2021	5400	4900
2032 Opening Year Trend		
2032	N/A	6100
2033 Mid-Year Trend		
2033	N/A	6200
2034 Design Year Trend		
2034	N/A	6300
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	112
Trend R-squared:	60.07%
Trend Annual Historic Growth Rate:	3.54%
Trend Growth Rate (2021 to Design Year):	2.20%
Printed:	12-Sep-22
Straight Line Growth Option	

*Axle-Adjusted

Appendix E
Reserved Trips

188th/441 Development
110,700 SF Shopping
245 SFH

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	245	2,301	168	42	126	231	146	85
Shopping Plaza (40-150k)	821	110.700	7,474	192	119	73	575	282	293
Total			9,775	360	161	199	806	428	378

* There are no current plans for the shopping center landuse. Trips from this site are analyzed at access points only.

Assume same distribution as Briarwood Town Center

	Connection B				Connection C			Connection D	
	EBR (33% * 50%)	WBL (67%)	NBR (67% * 50%)		EBR (33% * 50%))	NBL (33%)	NBR (67% * 50%)	EBT	WBT
AM Res	7	28	42		7	42	42	84	28
AM Shopping P	20	79	24		20	25	24		
	27	107	66		27	67	66		
PM Res	24	98	28		24	29	28	56	98
PM Shopping P	24	234	28		24	237	28		
	48	332	56		48	266	56		
CK	AM IB	AM OB	PM IB	PM OB					
Res	42	126	146	85					
Shopping	119	73	282	293					

	441 AT 173rd					
	EBL (2% or 3% of remaining)	EBT (57% or 85% of remaining)	EBR (8% or 12% of remaining)	SBR (2% or 3% of remaining)	WBT (57% or 85% of remaining)	NBL (8% or 12% of remaining)
AM Res	3	71	10	1	24	3
CK	84			28		
PM Res	2	47	7	3	83	12
CK	56			98		

	West of Project on 441		**NW 173rd St north of 441**	
	EB	WB	SB	NB
AM Res	14	42	1	3
PM Res	48	29	3	2

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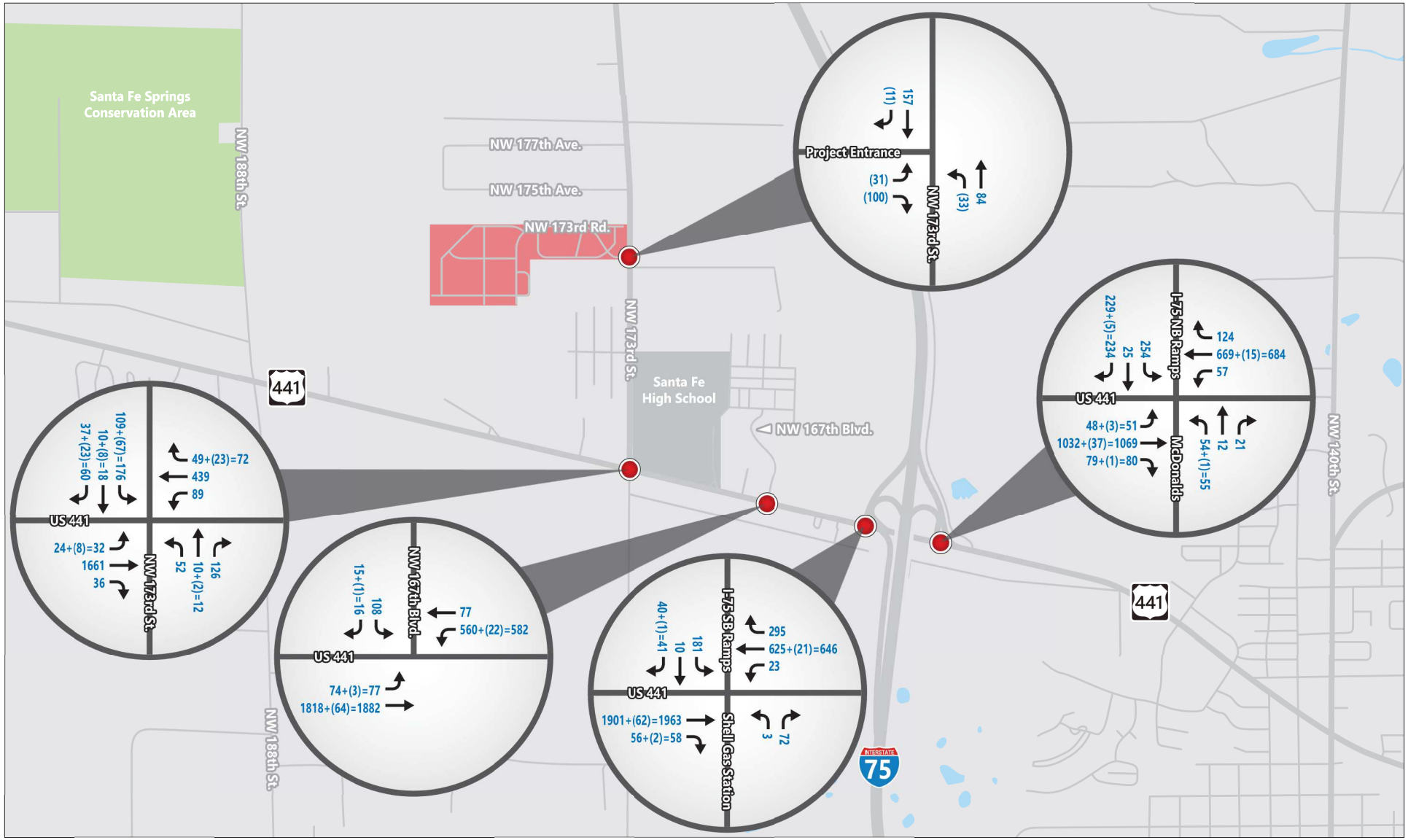
Source: Google Maps

From Briarwood TIA prepared June 2019



N.T.S.

Project Site

Study Intersections

00+(00)=00 — Total Traffic
Project Traffic
Background Traffic

Briarwood (North)		
	Vehicles that would use Briarwood Town Center to connect to 441	
	EBT	WBT
AM	8	23
PM	26	15

Figure 4

2022 Future Build AM Peak Hour Turning Movement Volumes

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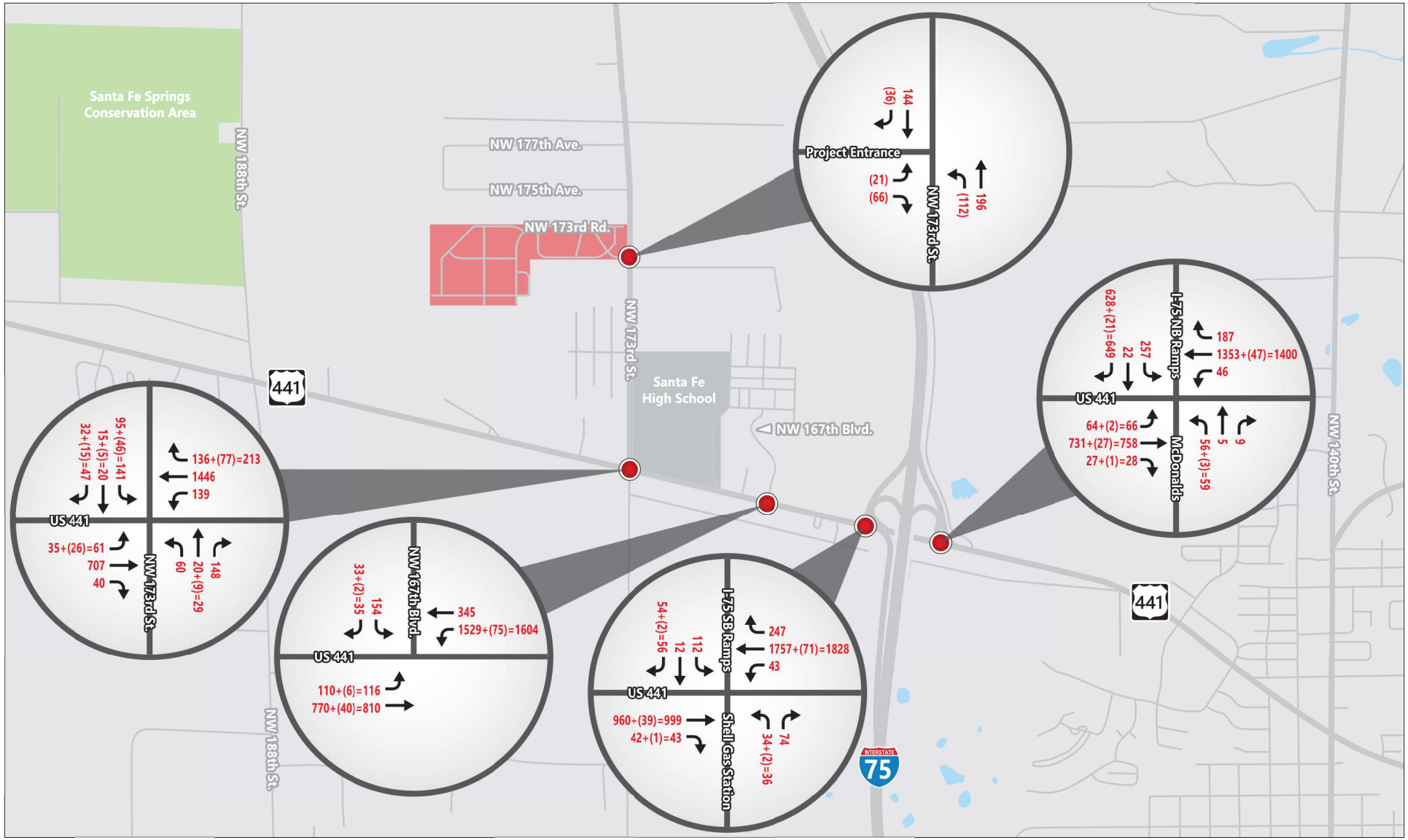
Source: Google Maps

From Briarwood TIA prepared June 2019



N.T.S.

Project Site

Study Intersections

00+(00)=00 — Total Traffic
Project Traffic
Background Traffic

Figure 5

2022 Future Build PM Peak Hour Turning Movement Volumes

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**

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**

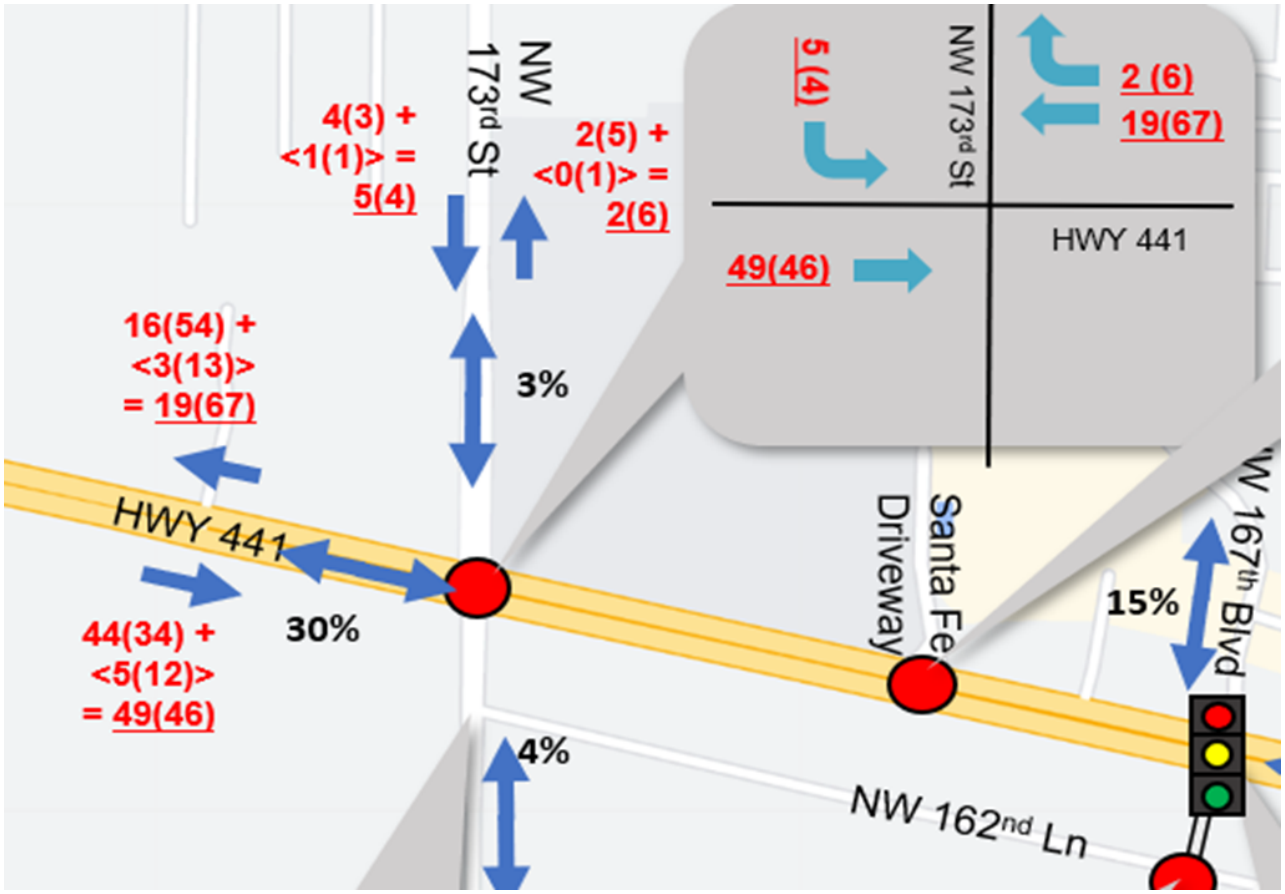
"AM PROJECT TRAFFIC"

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**

Tomoka Hills TIA (Buildout Project Trips) Excerpt



Appendix F
Background Tables

US HWY 441 at NW 202nd St

Growth Rate Data - US HWY 441 at NW 202nd St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 202nd St	2.31%	2.31%	1.139

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 202nd St												
Scenario	US HWY 441			US HWY 441			NW 202nd St			NW 202nd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	47	1230	76	60	743	66	38	4	43	37	8	28
Existing (Peak Season) Turning Movements	47	1242	77	61	750	67	38	4	43	37	8	28
Background Turning Movements	52	1362	84	67	822	73	43	5	49	42	9	32
Peak Hour Factor (Int total = 0.93)	0.92			0.91			0.82			0.87		
Truck Percentages	4%			8%			13%			14%		
Pedestrian Volumes	1			0			0			0		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 202nd St												
Scenario	US HWY 441			US HWY 441			NW 202nd St			NW 202nd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	838	37	50	1159	32	71	6	65	19	0	24
Existing (Peak Season) Turning Movements	25	846	37	51	1171	32	72	6	66	19	0	24
Background Turning Movements	27	928	41	56	1284	35	82	7	75	22	0	27
Peak Hour Factor (Int total = 0.95)	0.97			0.95			0.87			0.72		
Truck Percentages	9%			6%			4%			26%		
Pedestrian Volumes	1			1			0			0		

US HWY 441 at NW 188th St

Growth Rate Data - US HWY 441 at NW 188th St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 188th St	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 188th St												
Scenario	US HWY 441			US HWY 441			NW 188th St			NW 188th St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	34	1251	49	63	834	18	37	8	64	43	4	38
Existing (Peak Season) Turning Movements	34	1264	49	64	842	18	37	8	65	43	4	38
Background Turning Movements	37	1386	54	70	923	20	41	9	73	48	4	43
Peak Hour Factor (Int total = 0.92)	0.89			0.89			0.76			0.92		
Truck Percentages	3%			8%			9%			9%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 188th St												
Scenario	US HWY 441			US HWY 441			NW 188th St			NW 188th St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	29	859	76	67	1229	30	49	14	62	42	13	49
Existing (Peak Season) Turning Movements	29	868	77	68	1241	30	49	14	63	42	13	49
Background Turning Movements	32	952	84	75	1361	33	55	16	71	47	15	55
Peak Hour Factor (Int total = 0.91)	0.96			0.89			0.78			0.87		
Truck Percentages	9%			6%			10%			7%		
Pedestrian Volumes	0			0			0			0		

AM Peak Hour Background Volumes Proposed Site Access B, C, and D		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	1358	915
Existing (Peak Season) Turning Movements	1372	924
Background Turning Movements	1507	1013
Peak Hour Factor (Int total = 0.92)	0.89	0.89
Truck Percentages	3%	8%
Pedestrian Volumes	0	0

PM Peak Hour Background Volumes Proposed Site Access B, C, and D		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	963	1326
Existing (Peak Season) Turning Movements	973	1339
Background Turning Movements	1070	1469
Peak Hour Factor (Int total = 0.91)	96%	89%
Truck Percentages	9%	6%
Pedestrian Volumes	0	0

US HWY 441 at NW 164th Ln

Growth Rate Data - US HWY 441 at NW 164th Ln			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 164th Ln	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 164th Ln						
Scenario	US HWY 441		US HWY 441		NW 164th Ln	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	4	1272	914	4	3	7
Existing (Peak Season) Turning Movements	4	1285	923	4	3	7
Background Turning Movements	4	1409	1012	4	3	8
Peak Hour Factor (Int total = 0.92)	0.88		0.94		0.83	
Truck Percentages[1]	3%		8%		40%	
Pedestrian Volumes	0		0		0	

[1]A default truck percentage of 3% is used for the southbound approach during the build-out analysis since the large majority of the traffic will be project trips, where truck percentages are not expected to be high.

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 164th Ln						
Scenario	US HWY 441		US HWY 441		NW 164th Ln	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	4	942	1298	7	6	2
Existing (Peak Season) Turning Movements	4	951	1311	7	6	2
Background Turning Movements	4	1043	1438	8	7	2
Peak Hour Factor (Int total = 0.92)	0.94		0.90		0.67	
Truck Percentages[2]	9%		6%		13%	
Pedestrian Volumes	0		0		0	

[2] A default truck percentage of 3% is used for the southbound approach during the build-out analysis since the large majority of the traffic will be project trips, where truck percentages are not expected to be high.

US HWY441 at Santa Fe Ford Drwy

Growth Rate Data - US HWY 441 at Santa Fe Ford Driveway			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097

AM Peak Hour Background Traffic Volumes - US HWY 441 at Santa Fe Ford Driveway						
Scenario	US HWY 441		US HWY 441		Santa Fe Ford Driveway	
	Eastbound		Westbound		Northbound	
	Thru	Right	Left	Thru	Left	Right
Observed Turning Movement Counts	1267	18	16	923	5	9
Existing (Peak Season) Turning Movements	1280	18	16	932	5	9
Background Turning Movements	1404	20	18	1022	5	9
Peak Hour Factor (Int total = 0.95)	0.91		0.91		0.88	
Truck Percentages	3%		7%		7%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - US HWY 441 at Santa Fe Ford Driveway						
Scenario	US HWY 441		US HWY 441		Santa Fe Ford Driveway	
	Eastbound		Westbound		Northbound	
	Thru	Right	Left	Thru	Left	Right
Observed Turning Movement Counts	927	20	20	1260	13	14
Existing (Peak Season) Turning Movements	936	20	20	1273	13	14
Background Turning Movements	1026	22	22	1396	13	14
Peak Hour Factor (Int total = 0.92)	0.94		0.9		0.75	
Truck Percentages	10%		6%		7%	
Pedestrian Volumes	0		0		0	

[1] A directional distribution based on count data at 173rd @US HWY 441 is applied to the reserved trips from the CoA Monitoring report.

AM Peak Hour Background Volumes Proposed Site Access F		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	1276	939
Existing (Peak Season) Turning Movements	1289	948
Background Turning Movements	1413	1040
Peak Hour Factor (Int total = 0.95)	0.91	0.91
Truck Percentages	3%	7%
Pedestrian Volumes	0	0

PM Peak Hour Background Volumes Proposed Site Access F		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	941	1280
Existing (Peak Season) Turning Movements	950	1293
Background Turning Movements	1040	1418
Peak Hour Factor (Int total = 0.92)	94%	90%
Truck Percentages	10%	6%
Pedestrian Volumes	0%	0%

US HWY 441 at NW 173rd St

Growth Rate Data - US HWY 441 at NW 173rd St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.95%	1.95%	1.117
NW 173rd St	3.54%	3.54%	1.212

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 173rd St												
Scenario	US HWY 441			US HWY 441			NW 173rd St			NW 173rd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	80	1104	81	79	855	199	69	84	143	311	45	60
Existing (Peak Season) Turning Movements	81	1115	82	80	864	201	70	85	144	314	45	61
Background Turning Movements	90	1245	92	89	965	225	85	103	175	381	55	74
Peak Hour Factor (Int total = 0.92)	0.91			0.9			0.87			0.89		
Truck Percentages	3%			7%			10%			9%		
Pedestrian Volumes	0			0			0			1		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 173rd St												
Scenario	US HWY 441			US HWY 441			NW 173rd St			NW 173rd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	71	810	74	124	1199	78	85	45	131	61	21	58
Existing (Peak Season) Turning Movements	72	818	75	125	1211	79	86	45	132	62	21	59
Background Turning Movements	80	914	84	140	1353	88	104	55	160	75	25	72
Peak Hour Factor (Int total = 0.91)	0.92			0.89			0.93			0.92		
Truck Percentages	9%			6%			17%			2%		
Pedestrian Volumes	1			0			0			1		

NW 173rd St at NW 172nd Ave

Growth Rate Data - NW 173rd St at NW 172nd Ave			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
NW 173rd St	3.54%	3.54%	1.212
NW 172nd Ave	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - NW 173rd St at NW 172nd Ave						
Scenario	NW 172nd Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	12	42	22	188	203	14
Existing (Peak Season) Turning Movements	12	42	22	190	205	14
Background Turning Movements	0	0	0	230	249	0
Peak Hour Factor (Int total = 0.93)	0.79		0.89		0.90	
Truck Percentages	13%		12%		7%	
Pedestrian Volumes	0		1		0	

PM Peak Hour Background Traffic Volumes - NW 173rd St at NW 172nd Ave						
Scenario	NW 172nd Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	30	49	18	138	84	24
Existing (Peak Season) Turning Movements	30	49	18	139	85	24
Background Turning Movements	0	0	0	169	103	0
Peak Hour Factor (Int total = 0.95)	0.79		0.93		0.84	
Truck Percentages	6%		10%		2%	

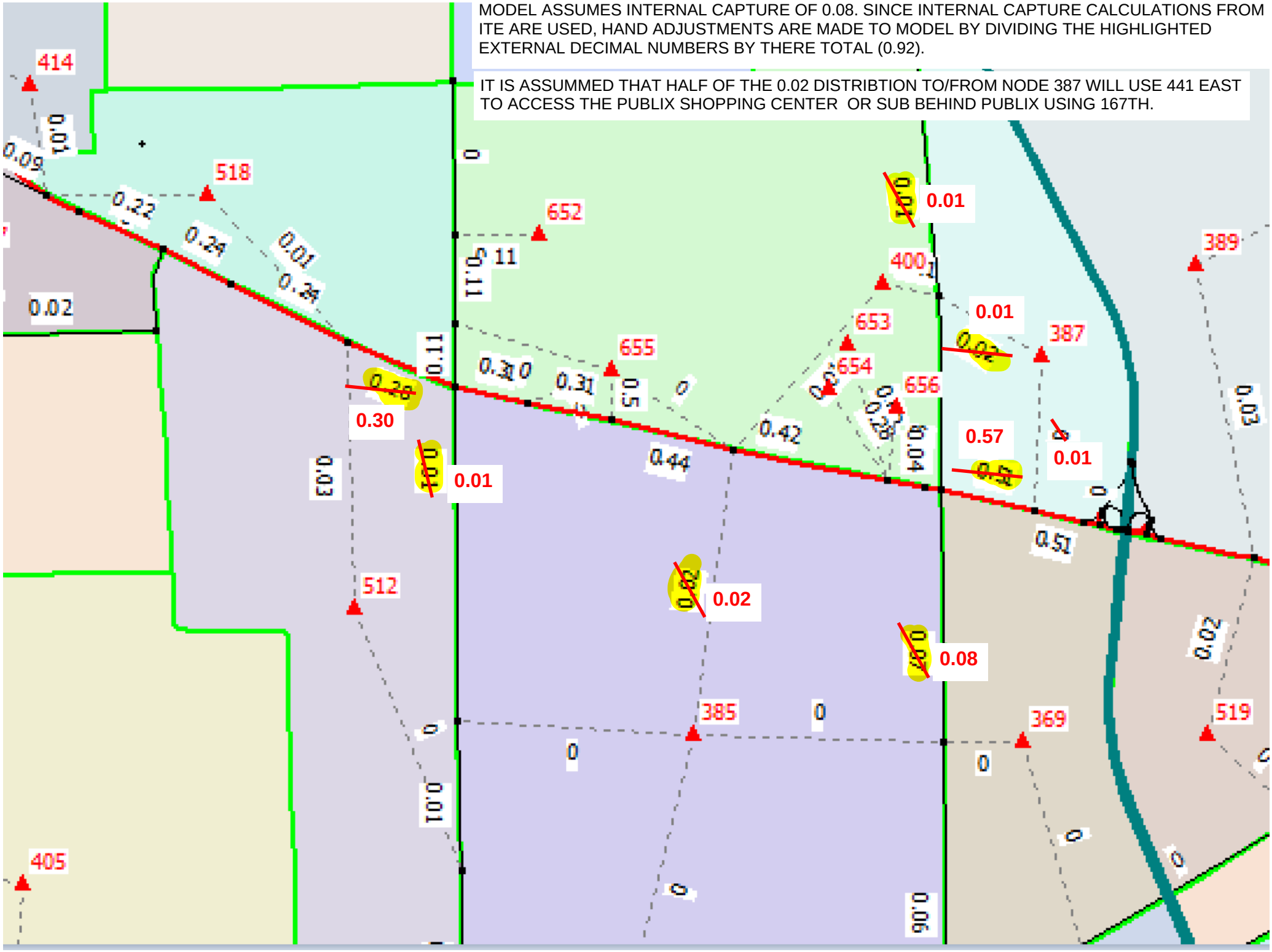
NW 173rd St at NW 190th Ave

Growth Rate Data - NW 173rd St at NW 190th Ave			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
NW 173rd St	3.54%	3.54%	1.212
NW 190th Ave	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - NW 173rd St at NW 190th Ave						
Scenario	NW 190th Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	4	9	6	182	186	6
Existing (Peak Season) Turning Movements	4	9	6	184	188	6
Background Turning Movements	4	10	7	223	228	7
Peak Hour Factor (Int total = 0.98)	0.65		0.89		0.91	
Truck Percentages	8%		9%		6%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - NW 173rd St at NW 190th Ave						
Scenario	NW 190th Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	7	14	4	150	84	5
Existing (Peak Season) Turning Movements	7	14	4	152	85	5
Background Turning Movements	8	16	5	184	103	6
Peak Hour Factor (Int total = 0.93)	0.75		0.82		0.86	
Truck Percentages	10%		7%		5%	
Pedestrian Volumes	0		0		0	

Appendix G
Trip Distribution Calculations


MODEL ASSUMES INTERNAL CAPTURE OF 0.08. SINCE INTERNAL CAPTURE CALCULATIONS FROM ITE ARE USED, HAND ADJUSTMENTS ARE MADE TO MODEL BY DIVIDING THE HIGHLIGHTED EXTERNAL DECIMAL NUMBERS BY THERE TOTAL (0.92).
IT IS ASSUMMED THAT HALF OF THE 0.02 DISTRIBTION TO/FROM NODE 387 WILL USE 441 EAST TO ACCESS THE PUBLIX SHOPPING CENTER OR SUB BEHIND PUBLIX USING 167TH.
414
518
652
400
653
655
654
656
387
389
512
385
369
519
405
0.01
0.30
0.57
0.02
0.08

ACCESS TURNING MOVEMENTS

	Connection A	
	SBR	WBR
AM Gross with IC	35	64
PM Gross with IC	68	145
	WBT	
AM Net New	114	
PM Net New	138	

	Connection B		
	SBR	WBR	EBL
	35	64	95
	68	145	214
		WBT	EBT
		79	19
		70	59

	Connection C		
	SBR	SBL	WBR
	35	212	65
	68	414	144
		EBT	WBT
		19	153
		59	253

	Connection D		
	SBR	WBR	EBL
	160	40	20
	132	125	62
		WBT	EBT
		166	196
		357	336

	US HWY 441 at NW 188th St			
	WBT (outbound) 31% (94% of remaining)	WBL (outbound) 2% (6% of remaining)	EBT (inbound) 31% (94% of remaining)	NBR (inbound) 2% (6% of remaining)
AM	149	9	108	7
AM pass-by	8	1	13	1
AM Net New	141	8	95	6
PM	233	15	259	17
PM pass-by	39	3	39	2
PM Net New	194	12	220	15

Connection C with Full Access Signal - Used for ICE

	EBL**	SBR	SBL	WBR	WBL**	NBT (Assumed)***	SBT (Assumed)***
AM Gross with IC	48	35	212	65	54	10	10
PM Gross with IC	107	68	414	144	166	10	10
	EBR	NBL	EBT	WBT	NBR		
AM Net New	27	67	19	153	66		
PM Net New	48	266	59	253	56		

* Red volumes are project trips to/from development to south.

** EBL and WBL are assumed as 50% of the access B lefts.

*** Low volume of 10 VPH for the northbound and southbound movements.

US HWY 441 at NW 202nd St

	WBT (outbound) 30% (97% of remaining)	WBL (outbound) 2% (3% of remaining)	EBT (inbound) 30% (97% of remaining)	NBR (inbound) 1% (3% of remaining)
AM	145	4	105	3
AM pass-by	8	0	13	0
AM Net New	137	4	92	3
PM	226	7	251	8
PM pass-by	38	1	38	1
PM Net New	188	6	213	7

US HWY 441 at NW 173rd St

	EBT (outbound) 57% (85% of remaining)	EBL (outbound) 2% (3% of remaining)	EBR (outbound) 8% (12% of remaining)	WBT (inbound) 57% (85% of remaining)	SBR (inbound) 2% (3% of remaining)	NBL (inbound) 8% (12% of remaining)
AM	271	10	38	198	7	28
AM pass-by	14	1	2	25	1	4
AM Net New	257	9	36	173	6	24
PM	427	15	60	475	17	67
PM pass-by	72	3	10	71	3	10
PM Net New	355	12	50	404	14	57

US HWY 441 at Santa Fe Ford

	EBT (outbound)	WBT (inbound)
AM	319	233
AM pass-by	17	30
AM Net New	302	203
PM	502	559
PM pass-by	85	84
PM Net New	417	475

NW 173rd ST at Santa Fe HS

	NBT (outbound) 1% (50% of remaining)	NBR (outbound) 1% (50% of remaining)	SBT (inbound) 1% (50% of remaining)	WBL (inbound) 1% (50% of remaining)
AM	5	5	4	3
AM pass-by	1	0	1	0
AM Net New	4	5	3	3
PM	8	7	9	8
PM pass-by	2	1	2	1
PM Net New	6	6	7	7

CK

AM (OB)	477	AM (IB)	348
AM (OB Pass-by)	26	AM (IB Pass-by)	44

CK

PM (OB)	750	PM (IB)	835
PM (OB Pass-by)	127	PM (IB Pass-by)	125

Appendix H
Straight-Line Diagram

	5 YR INV	SLD REV	BMP	EMP	INV	SLD REV
DATE	11/17/2020	11/30/2020	2.404	26.493	08/01/2022 FDOT	08/10/2022 PECS
BY	PECS	PECS				

FLORIDA DEPARTMENT OF TRANSPORTATION

STRAIGHT LINE DIAGRAM OF ROAD INVENTORY

SECTION STATUS	INT. or US ROUTE NO.	STATE ROAD NO.	COUNTY	DISTRICT	ROADWAY ID	SHEET NO:
12	US 441/US 41	CR 329/SR 20/SR 25	ALACHUA	02	26020000	4 OF 5

18.0 19.0 20.0 21.0

ROADWAY FEATURES

INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N/MLK MEM HWY
*|<SR 20/SR 25
*|<US 441

18.000 N MAIN ST 18.075 NW 142 TER 18.164 NW 144 WAY 18.294 DR 18.481 NW 149 TER 18.676 18.676 NW 158 LN

18.075 NW 141 ST 18.075 18.222 NW 154TH AVE NW 144 ST 18.294 NW 147TH 18.481

88.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 6.0' PVD SHLD1
6.0' LWN SHLD2 - LT
2.0' C&G SHLD2 - RT

LANE WIDTHS ARE AVERAGED

18.000 84.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 6.0' PVD SHLD1
2 - 2.0' C&G SHLD2

18.294 96.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 4.0' PVD SHLD1
2 - 10.0' LWN SHLD2

18.676 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

APRIL BLVD 19.097 26260031 NB ON 19.169 19.200 26260032 NB OFF I-75 SR-93 19.337 26260033 SB ON 19.373 26260030 SB ON 26260029 SB OFF 19.407 UNSIGNED 19.535 NW 167TH BLVD 19.677 SHOPPING ENT 19.747 SCHOOL ENT 19.828

INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441
19.677

19.097 105.0' - 48.0'
4 - 12.0' RDWY
41.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 4.0' PVD SHLD1
2 - 4.0' LWN SHLD2

19.535 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 2.0' PVD INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

CR-235A/ NW 173 ST 20.076 NW CR-235A 20.076 NW 174 DR 20.217 NW 164 LN 20.432 FROM NW 164 LN 20.476

ROADWAY COMPOSITION

18.000 28/FC-12.5
28/FC-12.5

HORIZONTAL ALIGNMENT

CURVE DATA NOT FIELD VERIFIED
Δ=23°10'00.00"
D=2°00'
PC=18.544
PI=18.656
PT=18.764
B=N55°50'42"W
B=N79°00'42"W

STRUCTURE DESCRIPTION

18.580 1 - 15"X 52' CC
18.661 1 - 24"X 135' CC - LT, 1 - 24"X 135' CC - RT
18.704 1 - 24"X 147' CC - LT, 1 - 24"X 147' CC - RT
18.842 1 - 15"X 72' CC
19.078 1 - 30"X 144' CC - LT, 1 - 30"X 14' CC - RT
19.174 1 - 15"X 41' CC
19.283 #0073 63.4' UP
19.295 19.297
#0065 63.4' UP
19.309
19.362 1 - 36"X 209' CC
19.422 2 - 24"X 333' CC
20.100 1 - 18"X 71' CC
20.207 1 - 18"X 73' CC
20.341 1 - 18"X 73' CC
20.423 1 - 18"X 76' CC
20.620 1 - 24"X 149' CC - LT, 1 - 24"X 149' CC - RT
20.678 1 - 18"X 74' CC
20.909 1 - 18"X 74' CC

DISTRICT USE

SIS

FUN CLASS 18.000 RURAL PRIN ART OTHER

SPEED LIMIT 18.000 45MPH 18.610 45MPH 19.748 45MPH 20.174 55MPH 20.339 65MPH

AC MAN CLS 18.000 ACCESS CLASS05 ACCESS CLASS05 18.294 ACCESS CLASS03

21.0 22.0 23.0 24.0

ROADWAY FEATURES

21.000 INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441

21.137 INSIDE CITY, NOT URBAN
* HIGH SPRINGS
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441

ST 21.138 OAK RIDGE 21.356 NW 194 ST 21.553

22.475 INSIDE CITY, NOT URBAN
* HIGH SPRINGS
*|<=E SANTA FE BLVD.
*|<SR 20/SR 25
*|<US 441

ST 22.135 NW 207 TER 22.475 MEMORIAL PARK 22.711 NW 222 ST 23.462

NW 188 21.138 FIRE DEPT ENT 21.921 21.985 NW 170 ST NW 202 22.135 NW 218TH TER 23.222

LANE WIDTHS ARE AVERAGED

21.000 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 2.0' PVD INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

23.957 89.0' - 48.0'
4 - 12.0' RDWY
17.0 CB&VEG MED
2 - 2.0' C&G INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

ROADWAY COMPOSITION

21.000 28/FC-12.5
28/FC-12.5

HORIZONTAL ALIGNMENT

CURVE DATA NOT FIELD VERIFIED
PC=22.072
PI=22.200
PT=22.328
Δ=13°41'00.00"
D=1°00'
B=N65°19'42"W
PC=23.908
PI=24.174
PT=24.451
Δ=28°39'00.00"
D=1°00'

STRUCTURE DESCRIPTION

21.121 1 - 18"X 78' CC
21.330 1 - 18"X 146' CC - LT, 1 - 18"X 146' CC - RT
21.362 1 - 18"X 71' CC
21.550 1 - 18"X 70' CC
21.584 1 - 24"X 139' CC - LT, 1 - 24"X 139' CC - RT
21.760 1 - 18"X 74' CC
21.838 1 - 24"X 146' CC - LT, 1 - 24"X 146' CC - RT
22.003 1 - 18"X 66' CC
22.149 1 - 18"X 65' CC
22.257 1 - 18"X 66' CC
22.391 1 - 18"X 73' CC
22.793 1 - 18"X 74' CC
23.020 1 - 18"X 61' CC
23.197 1 - 24"X 142' CC - LT, 1 - 24"X 142' CC - RT
23.262 1 - 18"X 64' CC
23.551 1 - 18"X 144' CC
23.675 1 - 18"X 64' CC
23.745 1 - 36"X 142' CC - LT, 1 - 36"X 142' CC - RT
23.823 1 - 18"X 64' CC
23.930 1 - 18"X 65' CC

DISTRICT USE

SIS

FUN CLASS 21.000 RURAL PRIN ART OTHER

SPEED LIMIT 21.000 65MPH 23.196 55MPH 23.999 45MPH

AC MAN CLS 21.000 ACCESS CLASS03 23.476 ACCESS CLASS03 23.476 ACCESS CLASS05

Version: 1.4.2.27 08/10/2022

Appendix I
Signal Warrant

Observed TMCs - NW 188th St @ US HWY 441

	US HWY 441 Eastbound			US HWY 441 Westbound			NW 188th St Northbound			NW 188th St Southbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
6:00:00 AM	10	182	9	7	112	7	6	2	9	2	3	3	352
6:15:00 AM	11	209	10	5	125	4	6	2	9	1	1	7	390
6:30:00 AM	7	231	8	8	157	5	4	2	9	3	0	4	438
6:45:00 AM	9	195	6	14	162	5	8	2	6	2	2	4	415
7:00:00 AM	8	276	9	10	180	6	2	3	8	1	3	6	512
7:15:00 AM	5	309	11	11	198	5	7	3	10	1	2	4	566
7:30:00 AM	8	320	9	16	183	2	7	1	21	9	0	10	586
7:45:00 AM	9	269	16	19	202	5	4	2	16	12	3	8	565
8:00:00 AM	8	352	13	9	218	5	16	4	16	11	0	11	663
8:15:00 AM	9	310	11	19	231	6	10	1	11	11	1	9	629
8:30:00 AM	7	282	17	7	211	4	10	5	12	8	2	12	577
8:45:00 AM	8	267	7	10	190	9	7	4	9	8	2	5	526
9:00:00 AM	5	170	9	16	160	6	7	3	5	7	5	6	399
9:15:00 AM	5	191	10	17	125	5	4	5	11	6	0	4	383
9:30:00 AM	2	183	6	11	136	6	9	0	8	2	5	5	373
9:45:00 AM	7	126	10	9	179	4	4	6	16	9	6	5	381
10:00:00 AM	8	114	6	7	128	5	7	5	10	5	7	10	312
10:15:00 AM	4	101	10	8	153	5	10	5	12	10	1	10	329
10:30:00 AM	8	110	9	8	142	4	5	1	15	4	4	7	317
10:45:00 AM	5	109	10	11	189	6	9	2	8	9	6	4	368
11:00:00 AM	5	96	9	8	191	6	7	2	8	12	4	7	355
11:15:00 AM	6	123	9	18	196	5	11	1	8	16	4	3	400
11:30:00 AM	6	173	8	12	187	6	9	2	14	14	1	5	437
11:45:00 AM	8	161	8	16	167	8	7	4	15	8	5	4	411
12:00:00 PM	4	182	8	11	123	9	8	3	12	16	5	8	389
12:15:00 PM	5	195	8	17	166	12	10	6	8	16	5	12	460
12:30:00 PM	3	187	11	17	132	12	11	4	9	18	5	8	417
12:45:00 PM	6	179	10	15	123	5	9	4	9	9	5	7	381
1:00:00 PM	6	130	17	9	192	10	10	2	9	7	5	9	406
1:15:00 PM	8	173	11	5	182	5	9	0	7	10	5	6	421
1:30:00 PM	6	118	9	7	151	5	9	2	10	11	6	5	339
1:45:00 PM	6	123	9	10	145	5	8	3	8	11	4	7	339
2:00:00 PM	4	110	8	18	198	6	10	4	8	7	6	7	386
2:15:00 PM	8	172	10	12	190	5	9	0	9	5	4	13	437
2:30:00 PM	5	199	9	16	161	4	11	1	12	5	6	8	437
2:45:00 PM	6	184	7	16	166	5	7	1	10	10	2	4	418
3:00:00 PM	6	171	10	12	187	4	4	2	8	9	2	6	421
3:15:00 PM	8	195	9	8	180	6	10	2	8	10	3	6	445
3:30:00 PM	4	158	17	4	198	4	5	4	9	7	2	6	418
3:45:00 PM	6	200	11	6	187	5	5	6	7	9	5	9	456
4:00:00 PM	4	215	9	10	298	5	7	4	11	6	0	6	575
4:15:00 PM	7	207	11	13	293	7	7	4	20	4	1	9	583
4:30:00 PM	4	209	21	13	317	5	14	2	8	9	3	12	617
4:45:00 PM	9	218	18	15	285	9	11	5	15	11	0	19	615
5:00:00 PM	8	224	20	20	344	9	15	4	21	13	6	10	694
5:15:00 PM	8	208	17	19	283	7	9	3	18	9	4	8	593
5:30:00 PM	8	172	15	16	263	8	8	4	17	9	5	10	535
5:45:00 PM	7	184	18	13	264	8	10	2	13	7	2	6	534
6:00:00 PM	10	128	11	8	225	5	6	6	12	4	1	7	423
6:15:00 PM	4	132	16	11	217	5	9	5	10	3	3	6	421
6:30:00 PM	8	117	21	9	233	5	11	8	10	6	0	8	436
6:45:00 PM	7	118	12	4	200	6	10	8	10	6	4	7	392
7:00:00 PM	4	105	9	8	154	5	11	5	7	2	3	10	323
7:15:00 PM	9	82	8	13	161	7	10	8	10	6	1	5	320
7:30:00 PM	5	92	13	7	123	4	12	5	8	6	1	5	281
7:45:00 PM	6	83	13	11	112	7	10	5	11	2	1	6	267

Existing (Peak) TMCs

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM		867	617			
7:00:00 AM		1265	845			
8:00:00 AM		1310	928			
9:00:00 AM		741	681			
10:00:00 AM		512	673			
11:00:00 AM		654	828			
12:00:00 PM		848	648			
1:00:00 PM		623	733			
2:00:00 PM		738	805			
3:00:00 PM		799	809			
4:00:00 PM		942	1283			
5:00:00 PM		904	1267			
6:00:00 PM		562	937			
7:00:00 PM		418	618			

Background TMCs

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound			
Start Time	Left	Thru	Thru	Right	Left	Right	Total 14-hour count	% of total
6:00:00 AM		951	677				1628	15%
7:00:00 AM		1387	927				2314	21%
8:00:00 AM		1437	1018				2455	23%
9:00:00 AM		813	747				1560	14%
10:00:00 AM		561	738				1299	12%
11:00:00 AM		717	908				1625	15%
12:00:00 PM		930	711				1641	12%
1:00:00 PM		683	804				1487	10%
2:00:00 PM		809	883				1692	12%
3:00:00 PM		876	887				1763	12%
4:00:00 PM		1033	1407				2440	17%
5:00:00 PM		991	1389				2380	17%
6:00:00 PM		616	1028				1644	12%
7:00:00 PM		458	678				1136	8%

Daily Gross Trips			Daily Project Tri	AM Trips	PM Trips		AM Trips EBT	AM Trips EBL	AM Trips WB T	AM Trip WBR	AM Trips SBL	AM Trips SBR	PM Trips EBT	PM Trips EBL	PM Trips WB T	PM Trip WBR	PM Trips SBL	PM Trips SBR
18180	Factor for 14-hour Volume	0.89	16180	34%	66%	Percentage of peak hour movements movements to peak hour total	0.023030303	0	0.185454545	0.078787879	0.256969697	0.042424242	0.037223975	0	0.159621451	0.090851735	0.261198738	0.042902208
Factor derived from 24 hour data from FDOT Traffic Online at Station 0244 dated 3/10/2021, where 6:00 AM to 8:00 PM counts = 9,084 divided by ADT of 10,232 = 0.89				5501	10679	AM and Pm Daily Total	127	0	1020	433	1414	233	398	0	1705	970	2789	458
					From Buildout Figure>>>		19	0	153	65	212	35	59	0	253	144	414	68
			CK	16180		AM Gross total	825				AM daily total at C	3227	AM Gross total	1585			PM daily total at C	6320
																	AM/PM Total	9547
																	OB Total	4894

Project Trips

Buildout

Project Trips

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM	0	19	153	65	212	35
7:00:00 AM	0	27	214	91	297	49
8:00:00 AM	0	29	235	100	325	54
9:00:00 AM	0	18	143	61	198	33
10:00:00 AM	0	15	122	52	170	28
11:00:00 AM	0	19	153	65	212	35
12:00:00 PM	0	48	205	116	335	55
1:00:00 PM	0	40	171	97	279	46
2:00:00 PM	0	48	205	116	335	55
3:00:00 PM	0	48	205	116	335	55
4:00:00 PM	0	68	290	165	474	78
5:00:00 PM	0	68	290	165	474	78
6:00:00 PM	0	48	205	116	335	55
7:00:00 PM	0	32	136	78	223	37

Buildout

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM	0	970	830	65	212	35
7:00:00 AM	0	1414	1141	91	297	49
8:00:00 AM	0	1466	1253	100	325	54
9:00:00 AM	0	831	890	61	198	33
10:00:00 AM	0	576	860	52	170	28
11:00:00 AM	0	736	1061	65	212	35
12:00:00 PM	0	978	916	116	335	55
1:00:00 PM	0	723	975	97	279	46
2:00:00 PM	0	857	1088	116	335	55
3:00:00 PM	0	924	1092	116	335	55
4:00:00 PM	0	1101	1697	165	474	78
5:00:00 PM	0	1059	1679	165	474	78
6:00:00 PM	0	664	1233	116	335	55
7:00:00 PM	0	490	814	78	223	37

HCS Warrants Report

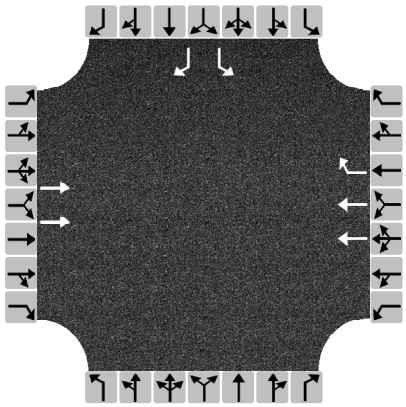
Project Information

Analyst	Brian Snyder	Date	3/11/2023
Agency	CHW	Analysis Year	2028
Jurisdiction	City of Alachua	Time Period Analyzed	7:00 AM to 7:00 PM
Project Description	Signal Warrant - Thru Cut at Access C Briarwood		

General

Major Street Direction	East-West	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Divided	Crashes (crashes/year)	0
Major Street Speed (mi/h)	65	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	3600		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	2	0	0	2	1	0	0	0	1	0	1
Lane Usage		T			T	R				L		R
Vehicle Volumes Averages (veh/h)	0	944	0	0	1123	105	0	0	0	314	0	51
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	0.0			0.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	4
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)	-	Tractor-Trailer Trucks (%)	10

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (56%)	4A (70%)	4B (56%)
07 - 08	2335	346	2681	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	2707	379	3086	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	2145	231	2376	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	1518	198	1716	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	1661	247	1908	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	2155	390	2545	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1736	325	2061	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	1948	390	2338	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	2128	390	2518	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	2358	552	2910	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	2921	552	3473	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
18 - 19	2459	390	2849	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	26071	4390	30461	0	0	12	12	12	12	12	0	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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Appendix J
Synchro and HCS Reports

AM Existing

HCS Two-Way Stop-Control Report

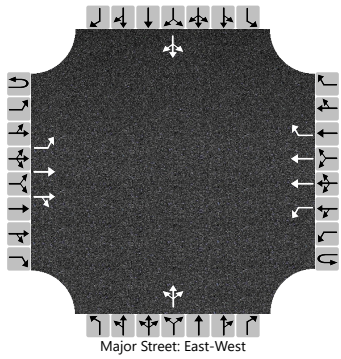
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	47	1242	77	0	61	750	67		38	4	43		37	8	28
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Left + Thru								3						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		51				66					91				78	
Capacity, c (veh/h)		695				433					158				178	
v/c Ratio		0.07				0.15					0.58				0.44	
95% Queue Length, Q_{95} (veh)		0.2				0.5					3.0				2.0	
Control Delay (s/veh)		10.6				14.8					55.1				40.2	
Level of Service (LOS)		B				B					F				E	
Approach Delay (s/veh)	0.4				1.0				55.1				40.2			
Approach LOS	A				A				F				E			

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HCS7 Two-Way Stop-Control Report

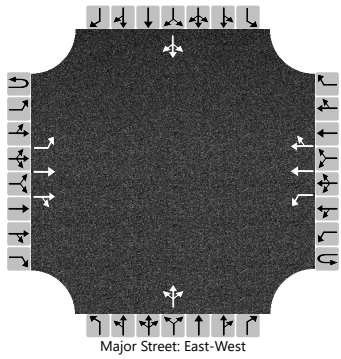
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	34	1264	49	0	64	842	18		37	8	65		43	4	38
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37				70					120				92	
Capacity, c (veh/h)		667				429					148				136	
v/c Ratio		0.06				0.16					0.81				0.68	
95% Queue Length, Q_{95} (veh)		0.2				0.6					5.1				3.7	
Control Delay (s/veh)		10.7				15.0					89.2				74.1	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.0				89.2				74.1			
Approach LOS									F				F			

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HCS7 Two-Way Stop-Control Report

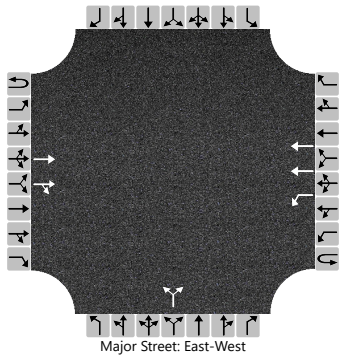
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1280	18	0	16	932			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					15					
Capacity, c (veh/h)						459					236					
v/c Ratio						0.04					0.06					
95% Queue Length, Q_{95} (veh)						0.1					0.2					
Control Delay (s/veh)						13.2					21.3					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.2				21.3							
Approach LOS									C							

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HCS Two-Way Stop-Control Report

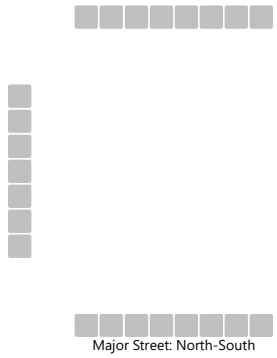
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		12		42						22	190				205	14
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			58							24						
Capacity, c (veh/h)			656							1264						
v/c Ratio			0.09							0.02						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			11.0							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.0								0.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

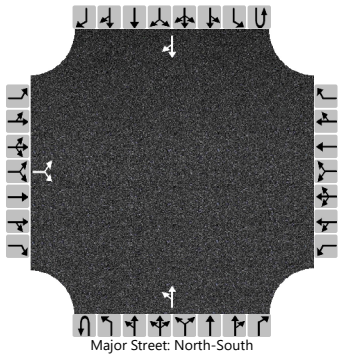
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		9						6	184				188	6
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			13							6						
Capacity, c (veh/h)			689							1322						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.3							7.7	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.3								0.3						
Approach LOS		B								A						

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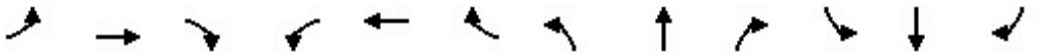
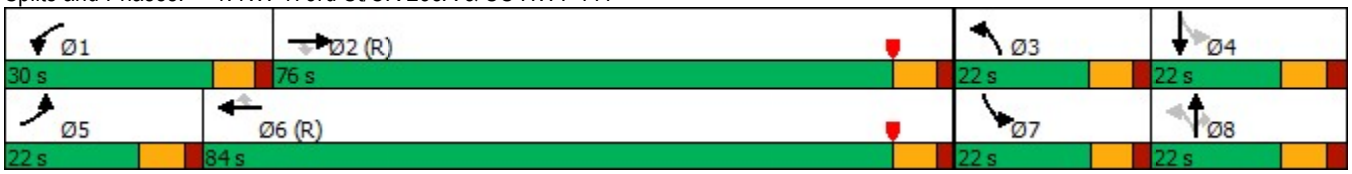


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Future Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850		0.914	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1593	0
Flt Permitted	0.950			0.950			0.680			0.523		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1175	1727	1468	912	1593	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			223			181		36	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Adj. Flow (vph)	89	1225	90	89	960	223	80	98	166	353	51	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	89	1225	90	89	960	223	80	98	166	353	120	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	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%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.3	80.4	80.4	13.6	81.5	81.5	24.3	12.6	12.6	32.1	16.3	
Actuated g/C Ratio	0.08	0.54	0.54	0.09	0.54	0.54	0.16	0.08	0.08	0.21	0.11	
v/c Ratio	0.62	0.65	0.10	0.59	0.52	0.24	0.36	0.68	0.58	1.31	0.59	
Control Delay	84.5	27.7	0.2	77.5	22.6	2.4	50.8	89.7	14.6	205.0	56.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	84.5	27.7	0.2	77.5	22.6	2.4	50.8	89.7	14.6	205.0	56.9	
LOS	F	C	A	E	C	A	D	F	B	F	E	
Approach Delay		29.5			22.9			44.4			167.4	
Approach LOS		C			C			D			F	
Queue Length 50th (ft)	85	443	0	86	297	0	63	94	0	~320	78	
Queue Length 95th (ft)	146	567	0	143	368	36	107	153	50	#551	150	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1879	926	260	1833	921	265	165	304	270	204	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.51	0.65	0.10	0.34	0.52	0.24	0.30	0.59	0.55	1.31	0.59	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.31			
Intersection Signal Delay: 47.2		Intersection LOS: D	
Intersection Capacity Utilization 81.1%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



PM Existing

HCS Two-Way Stop-Control Report

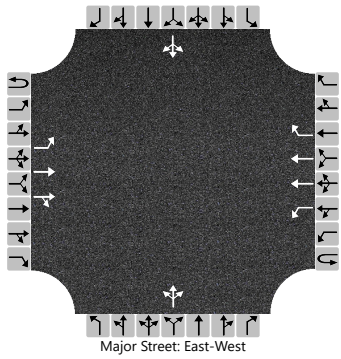
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	25	846	37	0	51	1171	32		72	6	66		19	0	24
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Left + Thru								3						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				54					152				45	
Capacity, c (veh/h)		468				685					274				168	
v/c Ratio		0.06				0.08					0.55				0.27	
95% Queue Length, Q_{95} (veh)		0.2				0.3					3.1				1.0	
Control Delay (s/veh)		13.1				10.7					33.3				34.2	
Level of Service (LOS)		B				B					D				D	
Approach Delay (s/veh)	0.4				0.4				33.3				34.2			
Approach LOS	A				A				D				D			

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HCS7 Two-Way Stop-Control Report

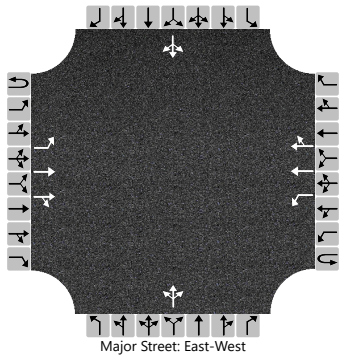
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	29	868	77	0	68	1241	30		49	14	63		42	13	49
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32				75					138				114	
Capacity, c (veh/h)		416				622					147				111	
v/c Ratio		0.08				0.12					0.94				1.03	
95% Queue Length, Q_{95} (veh)		0.2				0.4					6.7				6.7	
Control Delay (s/veh)		14.4				11.6					119.9				165.9	
Level of Service (LOS)		B				B					F				F	
Approach Delay (s/veh)	0.4				0.6				119.9				165.9			
Approach LOS									F				F			

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HCS7 Two-Way Stop-Control Report

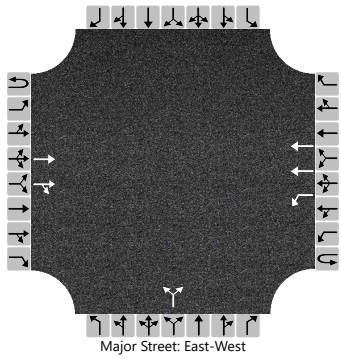
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			936	20	0	20	1273			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22					29					
Capacity, c (veh/h)						622					265					
v/c Ratio						0.03					0.11					
95% Queue Length, Q_{95} (veh)						0.1					0.4					
Control Delay (s/veh)						11.0					20.3					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.2				20.3							
Approach LOS									C							

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HCS Two-Way Stop-Control Report

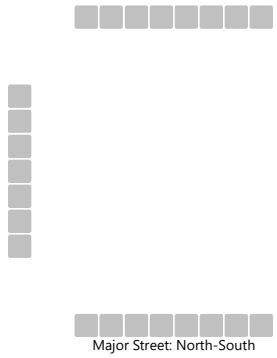
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		30		49						18	139				85	24
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			83							19						
Capacity, c (veh/h)			764							1413						
v/c Ratio			0.11							0.01						
95% Queue Length, Q_{95} (veh)			0.4							0.0						
Control Delay (s/veh)			10.3							7.6						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.3								0.9						
Approach LOS		B								A						

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HCS7 Two-Way Stop-Control Report

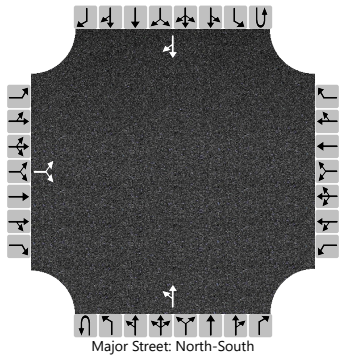
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		7		14						4	152				85	5
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23							4						
Capacity, c (veh/h)			785							1453						
v/c Ratio			0.03							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			9.7							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.7								0.2						
Approach LOS		A														

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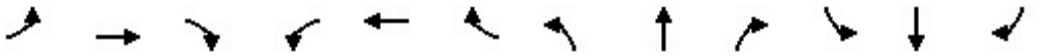


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Future Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850		0.890	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1658	0
Flt Permitted	0.950			0.950			0.522			0.726		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	848	1624	1380	1352	1658	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			128			170		64	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Adj. Flow (vph)	78	889	82	140	1361	89	92	48	142	67	23	64
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	889	82	140	1361	89	92	48	142	67	87	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	92.5	92.5	18.4	99.7	99.7	23.6	10.3	10.3	19.2	7.8	
Actuated g/C Ratio	0.07	0.58	0.58	0.12	0.62	0.62	0.15	0.06	0.06	0.12	0.05	
v/c Ratio	0.69	0.46	0.09	0.72	0.64	0.09	0.51	0.46	0.57	0.35	0.62	
Control Delay	101.4	21.7	0.2	77.0	28.9	4.9	66.8	85.9	14.0	60.3	43.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	101.4	21.7	0.2	77.0	28.9	4.9	66.8	85.9	14.0	60.3	43.6	
LOS	F	C	A	E	C	A	E	F	B	E	D	
Approach Delay		26.0			31.8			43.5			50.8	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	80	276	0	145	543	2	85	49	0	60	24	
Queue Length 95th (ft)	#163	386	0	211	717	35	140	97	43	106	84	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	119	1915	930	268	2122	997	199	114	255	240	167	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.66	0.46	0.09	0.52	0.64	0.09	0.46	0.42	0.56	0.28	0.52	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 31.8 Intersection LOS: C
Intersection Capacity Utilization 66.9% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

AM Background

HCS Two-Way Stop-Control Report

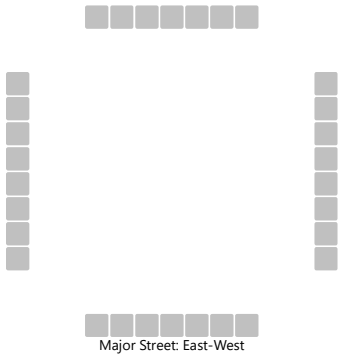
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	52	1521	84	0	67	981	73		43	5	49		42	9	32
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		56				72					104				89	
Capacity, c (veh/h)		555				326					100				82	
v/c Ratio		0.10				0.22					1.04				1.09	
95% Queue Length, Q_{95} (veh)		0.3				0.8					6.5				6.2	
Control Delay (s/veh)		12.2				19.1					179.3				215.6	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.4				1.1				179.3				215.6			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

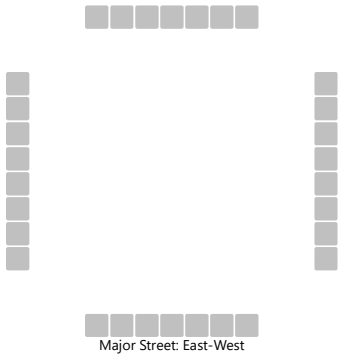
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	230309
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	37	1545	54	0	70	1082	20		41	9	73		48	4	43
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		40				76					134				103	
Capacity, c (veh/h)		529				323					95				70	
v/c Ratio		0.08				0.24					1.41				1.47	
95% Queue Length, Q_{95} (veh)		0.2				0.9					9.9				8.6	
Control Delay (s/veh)		12.4				19.6					317.1				373.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.2				317.1				373.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

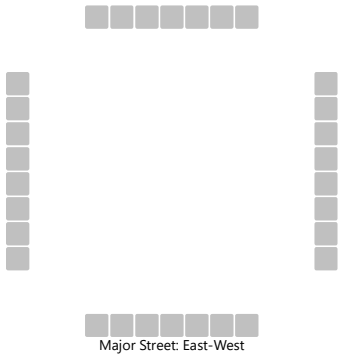
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1629	20	0	18	1156			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						19					15					
Capacity, c (veh/h)						327					160					
v/c Ratio						0.06					0.09					
95% Queue Length, Q_{95} (veh)						0.2					0.3					
Control Delay (s/veh)						16.7					29.7					
Level of Service (LOS)						C					D					
Approach Delay (s/veh)						0.3				29.7						
Approach LOS						A				D						

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HCS Two-Way Stop-Control Report

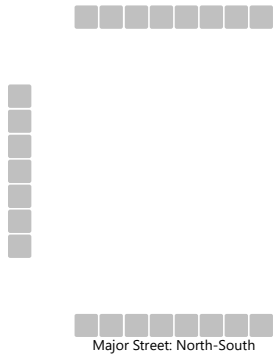
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		27		92						22	279				301	12
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			128							24						
Capacity, c (veh/h)			547							1158						
v/c Ratio			0.23							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			13.6							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		13.6								0.6						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

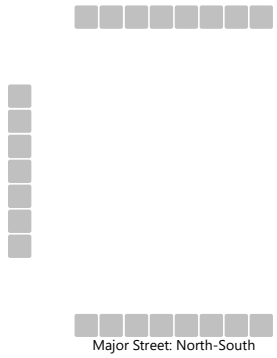
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		10						7	288				285	7
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							7						
Capacity, c (veh/h)			575							1213						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			11.4							8.0	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		11.4								0.2						
Approach LOS		B								A						

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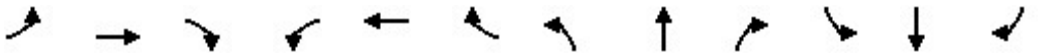
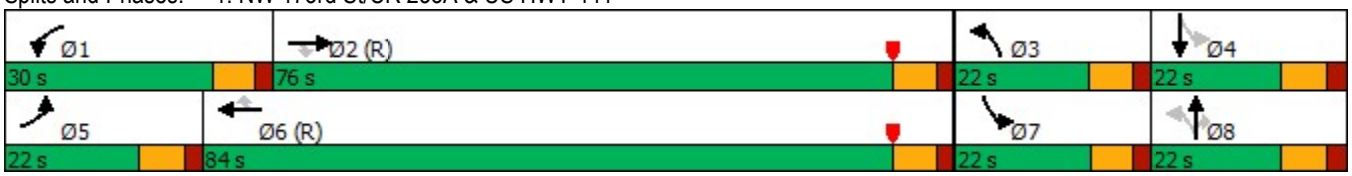


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Future Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.932	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1625	0
Flt Permitted	0.950			0.950			0.278			0.467		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	480	1727	1468	814	1625	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			266			184		22	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	131	1644	112	176	1197	266	201	145	201	471	118	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	131	1644	112	176	1197	266	201	145	201	471	216	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	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%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	14.1	72.5	72.5	19.7	77.9	77.9	29.8	14.4	14.4	30.4	14.4	
Actuated g/C Ratio	0.09	0.48	0.48	0.13	0.52	0.52	0.20	0.10	0.10	0.20	0.10	
v/c Ratio	0.79	0.97	0.13	0.80	0.68	0.29	0.96	0.88	0.65	1.88	1.23	
Control Delay	97.8	53.9	0.3	85.7	28.0	2.5	102.2	110.0	21.9	442.4	192.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	97.8	53.9	0.3	85.7	28.0	2.5	102.2	110.0	21.9	442.4	192.5	
LOS	F	D	A	F	C	A	F	F	C	F	F	
Approach Delay		53.8			30.1			74.7			363.8	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	127	822	0	169	431	0	170	143	16	~615	~240	
Queue Length 95th (ft)	#230	#1033	0	253	480	38	#292	#260	90	#825	#407	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1693	853	260	1751	911	210	165	307	250	175	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.75	0.97	0.13	0.68	0.68	0.29	0.96	0.88	0.65	1.88	1.23	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.88			
Intersection Signal Delay: 92.8		Intersection LOS: F	
Intersection Capacity Utilization 103.5%		ICU Level of Service G	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



PM Background

HCS Two-Way Stop-Control Report

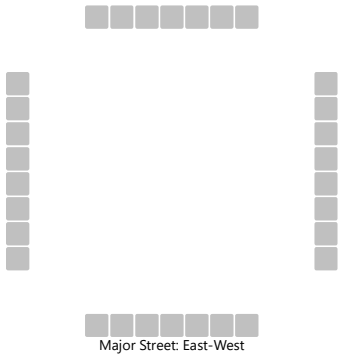
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	27	1118	41	0	56	1468	35		82	7	75		22	0	27
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		28				59					173				52	
Capacity, c (veh/h)		350				529					183				104	
v/c Ratio		0.08				0.11					0.94				0.50	
95% Queue Length, Q_{95} (veh)		0.3				0.4					7.4				2.2	
Control Delay (s/veh)		16.2				12.7					103.6				69.9	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.4				0.5				103.6				69.9			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

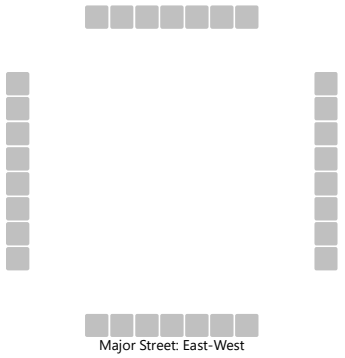
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	32	1140	84	0	75	1545	33		55	16	71		47	15	55
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		35				82					156				129	
Capacity, c (veh/h)		304				472					77				61	
v/c Ratio		0.12				0.17					2.03				2.10	
95% Queue Length, Q_{95} (veh)		0.4				0.6					14.1				12.3	
Control Delay (s/veh)		18.4				14.2					594.3				654.9	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.5				0.6				594.3				654.9			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

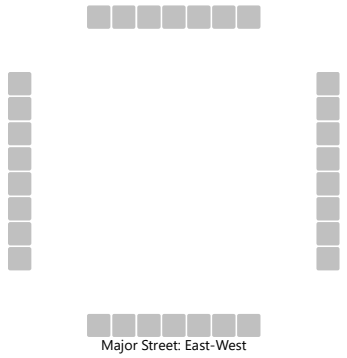
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1209	22	0	22	1641			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24					29					
Capacity, c (veh/h)						475					187					
v/c Ratio						0.05					0.16					
95% Queue Length, Q_{95} (veh)						0.2					0.5					
Control Delay (s/veh)						13.0					27.8					
Level of Service (LOS)						B					D					
Approach Delay (s/veh)					0.2				27.8							
Approach LOS					A				D							

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HCS Two-Way Stop-Control Report

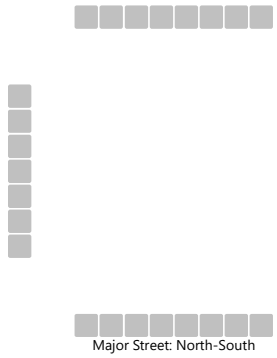
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		41		82						60	193				126	23
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			129							63						
Capacity, c (veh/h)			664							1363						
v/c Ratio			0.20							0.05						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			11.7							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.7								1.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

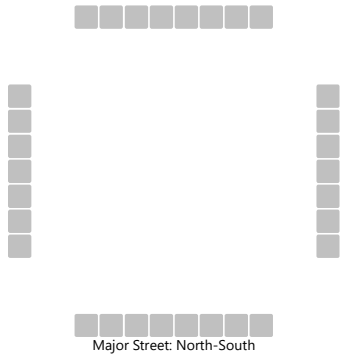
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		16						5	218				144	6
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			26							5						
Capacity, c (veh/h)			692							1375						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.4							7.6	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.4								0.2						
Approach LOS		B								A						

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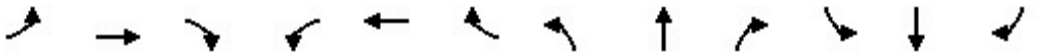
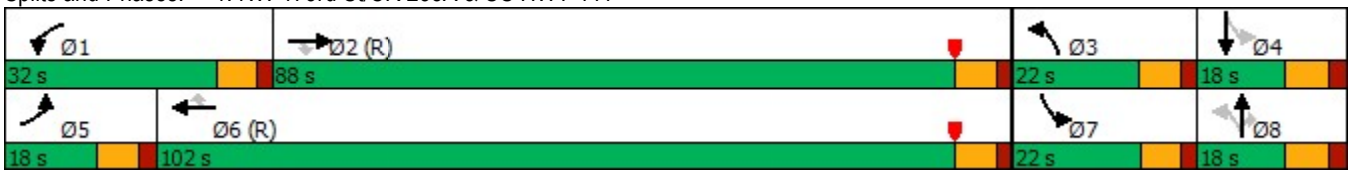


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Future Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.903	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1682	0
Flt Permitted	0.950			0.950			0.317			0.709		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	515	1624	1380	1321	1682	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		44	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	112	1303	99	264	1576	148	211	73	172	111	48	88
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	1303	99	264	1576	148	211	73	172	111	136	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	28.0	12.6	12.6	24.2	10.4	
Actuated g/C Ratio	0.07	0.51	0.51	0.16	0.59	0.59	0.18	0.08	0.08	0.15	0.06	
v/c Ratio	0.99	0.78	0.12	0.99	0.78	0.15	1.14	0.57	0.64	0.47	0.91	
Control Delay	153.5	36.2	0.3	108.7	34.1	6.6	160.1	89.3	21.1	61.0	100.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	153.5	36.2	0.3	108.7	34.1	6.6	160.1	89.3	21.1	61.0	100.9	
LOS	F	D	A	F	C	A	F	F	C	E	F	
Approach Delay		42.5			41.9			96.3			83.0	
Approach LOS		D			D			F			F	
Queue Length 50th (ft)	119	573	0	279	645	4	~216	76	0	99	98	
Queue Length 95th (ft)	#258	669	0	#467	815	65	#400	#159	82	162	#235	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	113	1676	836	268	2022	965	185	127	267	260	150	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.99	0.78	0.12	0.99	0.78	0.15	1.14	0.57	0.64	0.43	0.91	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.14			
Intersection Signal Delay: 50.5		Intersection LOS: D	
Intersection Capacity Utilization 88.1%		ICU Level of Service E	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



AM Build-out

HCS Two-Way Stop-Control Report

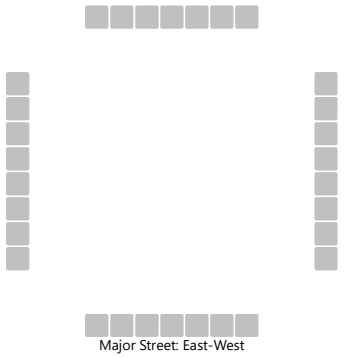
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	52	1613	84	0	71	1118	73		43	5	52		42	9	32
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		56				76					108				89	
Capacity, c (veh/h)		486				298					86				36	
v/c Ratio		0.11				0.26					1.24				2.45	
95% Queue Length, Q_{95} (veh)		0.4				1.0					7.8				10.0	
Control Delay (s/veh)		13.4				21.2					263.5				893.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.4				1.2				263.5				893.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

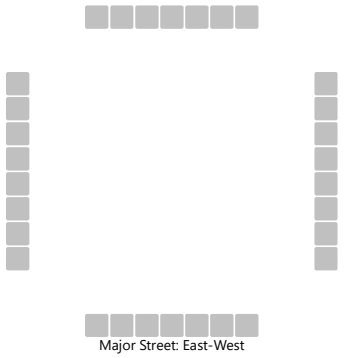
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	230309
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	37	1640	54	0	78	1223	20		41	9	79		48	4	43
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		40				85					140				103	
Capacity, c (veh/h)		462				293					79				39	
v/c Ratio		0.09				0.29					1.77				2.67	
95% Queue Length, Q_{95} (veh)		0.3				1.2					12.0				11.5	
Control Delay (s/veh)		13.5				22.2					480.9				978.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.3				480.9				978.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

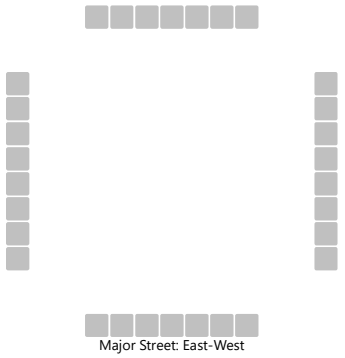
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access A
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							1286	64								35
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																38
Capacity, c (veh/h)																337
v/c Ratio																0.11
95% Queue Length, Q_{95} (veh)																0.4
Control Delay (s/veh)																17.0
Level of Service (LOS)																C
Approach Delay (s/veh)													17.0			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

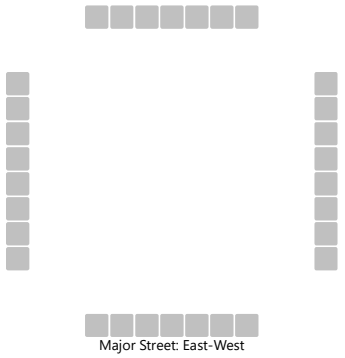
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	0	103	1667	27	0	107	1098	64				66				58
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		112				116						72				63
Capacity, c (veh/h)		499				312						260				399
v/c Ratio		0.22				0.37						0.28				0.16
95% Queue Length, Q_{95} (veh)		0.9				1.7						1.1				0.6
Control Delay (s/veh)		14.3				23.2						24.1				15.7
Level of Service (LOS)		B				C						C				C
Approach Delay (s/veh)	0.8				2.0				24.1				15.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

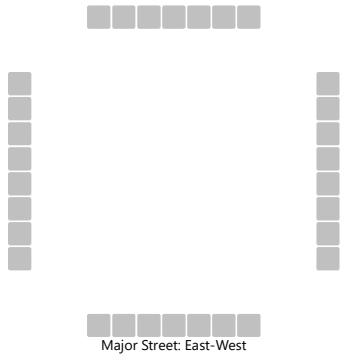
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access D
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	24	1830				1312	44								171
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left + Thru								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26														186
Capacity, c (veh/h)		414														334
v/c Ratio		0.06														0.56
95% Queue Length, Q_{95} (veh)		0.2														3.2
Control Delay (s/veh)		14.3														28.5
Level of Service (LOS)		B														D
Approach Delay (s/veh)		0.2												28.5		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

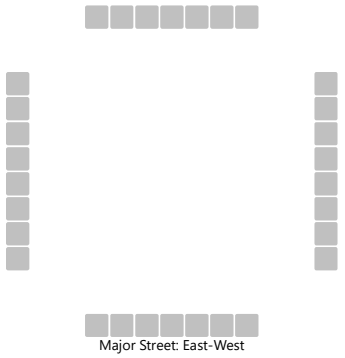
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1931	20	0	18	1359			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						19					15					
Capacity, c (veh/h)						244					114					
v/c Ratio						0.08					0.13					
95% Queue Length, Q_{95} (veh)						0.3					0.4					
Control Delay (s/veh)						21.0					41.3					
Level of Service (LOS)						C					E					
Approach Delay (s/veh)						0.3				41.3						
Approach LOS						A				E						

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HCS Two-Way Stop-Control Report

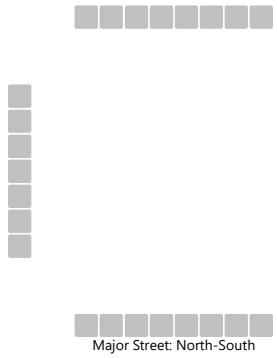
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		27		92						22	283				304	12
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			128							24						
Capacity, c (veh/h)			543							1155						
v/c Ratio			0.24							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			13.7							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.7								0.6							
Approach LOS	B								A							

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HCS Two-Way Stop-Control Report

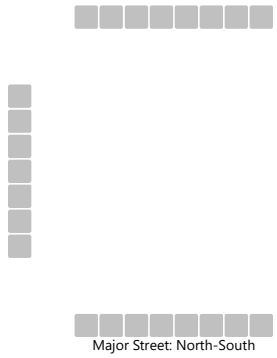
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		10						7	292				288	7
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							7						
Capacity, c (veh/h)			572							1210						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			11.5							8.0	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		11.5								0.2						
Approach LOS		B								A						

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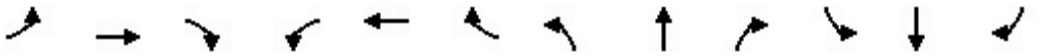
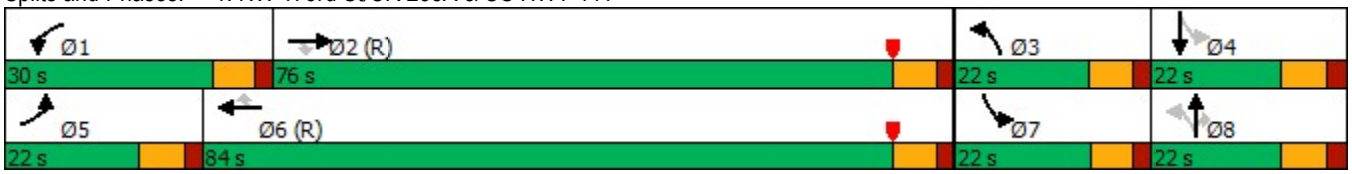


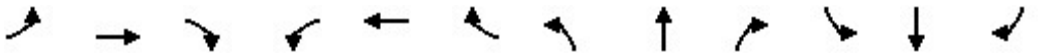
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.930	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1621	0
Flt Permitted	0.950			0.950			0.278			0.467		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	480	1727	1468	814	1621	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			266			181		23	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	118	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	222	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	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%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	14.4	72.5	72.5	19.7	77.6	77.6	29.8	14.4	14.4	30.4	14.4	
Actuated g/C Ratio	0.10	0.48	0.48	0.13	0.52	0.52	0.20	0.10	0.10	0.20	0.10	
v/c Ratio	0.84	1.14	0.18	0.80	0.80	0.29	1.09	0.88	0.66	1.88	1.26	
Control Delay	98.7	101.2	2.2	85.9	32.1	2.6	135.4	110.0	22.9	442.4	201.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	98.7	101.2	2.2	85.9	32.1	2.6	135.4	110.0	22.9	442.4	201.5	
LOS	F	F	A	F	C	A	F	F	C	F	F	
Approach Delay		94.2			33.0			89.6			365.2	
Approach LOS		F			C			F			F	
Queue Length 50th (ft)	138	~1173	0	169	512	0	~202	143	18	~615	~251	
Queue Length 95th (ft)	#256	#1324	21	251	587	39	#355	#260	94	#825	#420	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1693	853	260	1744	909	210	165	304	250	176	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.81	1.14	0.18	0.68	0.80	0.29	1.09	0.88	0.66	1.88	1.26	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.88			
Intersection Signal Delay: 108.0		Intersection LOS: F	
Intersection Capacity Utilization 110.6%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



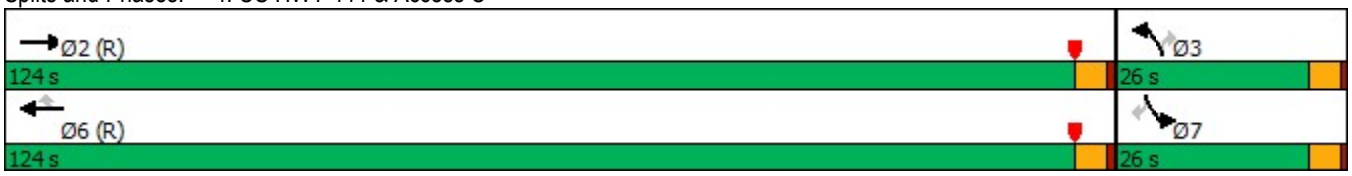


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Future Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		0	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.998				0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3532	0	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3532	0	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				71			52			38
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1812	29	0	1383	71	73	0	72	230	0	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1841	0	0	1383	71	73	0	72	230	0	38
Turn Type		NA			NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases						6			3			7
Detector Phase		2			6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0			5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5			22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		124.0			124.0	124.0	26.0		26.0	26.0		26.0
Total Split (%)		82.7%			82.7%	82.7%	17.3%		17.3%	17.3%		17.3%
Maximum Green (s)		119.5			119.5	119.5	21.5		21.5	21.5		21.5
Yellow Time (s)		3.5			3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0			1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5			4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max			C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Dont Walk (s)		11.0			11.0	11.0						
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)		125.7			125.7	125.7	15.3		15.3	15.3		15.3
Actuated g/C Ratio		0.84			0.84	0.84	0.10		0.10	0.10		0.10
v/c Ratio		0.62			0.47	0.05	0.41		0.35	0.66		0.19
Control Delay		5.5			1.8	0.3	69.0		27.1	73.6		19.1
Queue Delay		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		5.5			1.8	0.3	69.0		27.1	73.6		19.1
LOS		A			A	A	E		C	E		B
Approach Delay		5.5			1.7			48.2			65.9	
Approach LOS		A			A			D			E	
Queue Length 50th (ft)		256			79	0	68		18	113		0
Queue Length 95th (ft)		363			m83	m1	119		67	155		36
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2959			2964	1337	253		271	492		259
Starvation Cap Reductn		0			0	0	0		0	0		0
Spillback Cap Reductn		0			0	0	0		0	0		0
Storage Cap Reductn		0			0	0	0		0	0		0
Reduced v/c Ratio		0.62			0.47	0.05	0.29		0.27	0.47		0.15

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 108 (72%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 50			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 10.0		Intersection LOS: B	
Intersection Capacity Utilization 68.0%		ICU Level of Service C	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



PM Build-out

HCS Two-Way Stop-Control Report

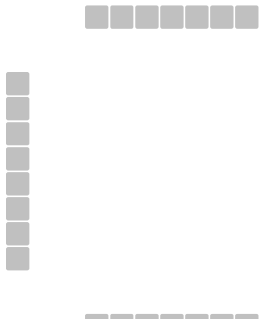
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	27	1331	41	0	62	1656	35		82	7	82		22	0	27
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		28				65					180				52	
Capacity, c (veh/h)		292				432					139				74	
v/c Ratio		0.10				0.15					1.30				0.70	
95% Queue Length, Q_{95} (veh)		0.3				0.5					11.2				3.2	
Control Delay (s/veh)		18.7				14.8					237.5				126.5	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.4				0.5				237.5				126.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

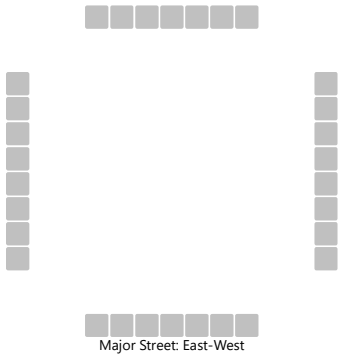
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	32	1360	84	0	87	1739	33		55	16	86		47	15	55
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		35				96					173				129	
Capacity, c (veh/h)		249				379					43				32	
v/c Ratio		0.14				0.25					4.04				4.00	
95% Queue Length, Q_{95} (veh)		0.5				1.0					19.5				15.2	
Control Delay (s/veh)		21.8				17.7					1559.4				1601.3	
Level of Service (LOS)		C				C					F				F	
Approach Delay (s/veh)	0.5				0.8				1559.4				1601.3			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

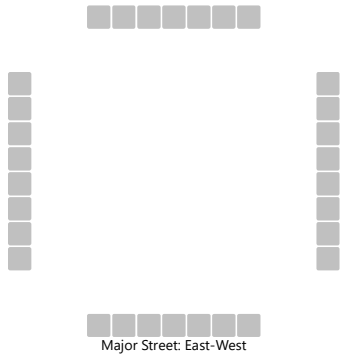
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access A
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							1791	145								68
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																74
Capacity, c (veh/h)																221
v/c Ratio																0.33
95% Queue Length, Q_{95} (veh)																1.4
Control Delay (s/veh)																29.2
Level of Service (LOS)																D
Approach Delay (s/veh)													29.2			
Approach LOS													D			

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HCS Two-Way Stop-Control Report

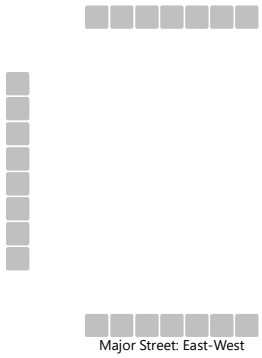
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	0	240	1256	48	0	332	1686	145				56				83
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		261				361						61				90
Capacity, c (veh/h)		260				457						359				245
v/c Ratio		1.00				0.79						0.17				0.37
95% Queue Length, Q_{95} (veh)		10.0				7.1						0.6				1.6
Control Delay (s/veh)		98.9				36.6						17.1				28.0
Level of Service (LOS)		F				E						C				D
Approach Delay (s/veh)	15.4				5.6				17.1				28.0			
Approach LOS	F				A				C				D			

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HCS Two-Way Stop-Control Report

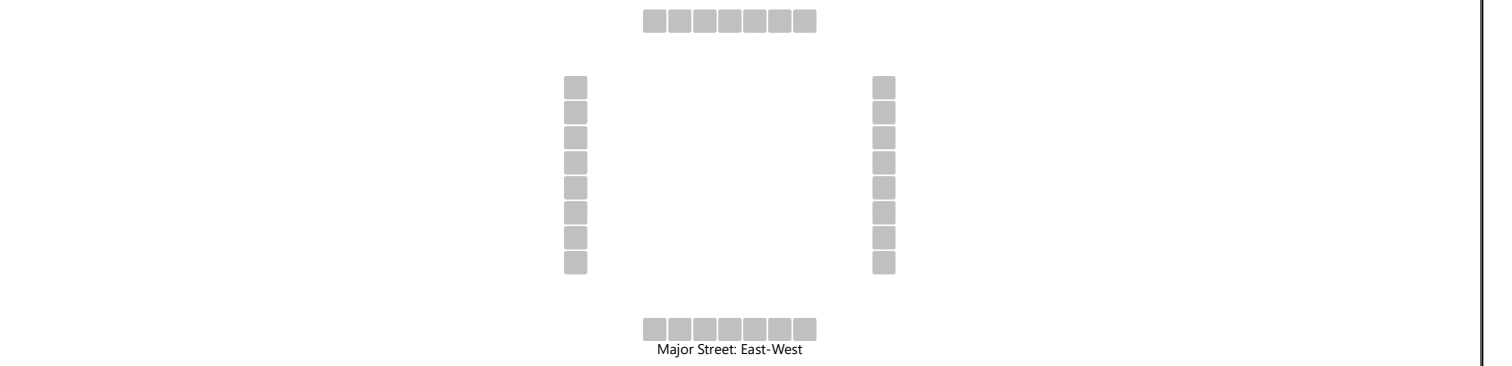
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access D
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	66	1562				2040	133								141
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left + Thru								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		72														153
Capacity, c (veh/h)		185														182
v/c Ratio		0.39														0.84
95% Queue Length, Q_{95} (veh)		1.7														6.0
Control Delay (s/veh)		36.3														83.0
Level of Service (LOS)		E														F
Approach Delay (s/veh)		1.5												83.0		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

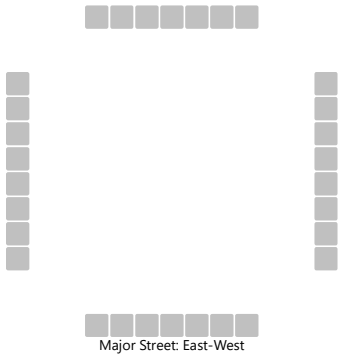
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1626	22	0	22	2116			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24					29					
Capacity, c (veh/h)						315					113					
v/c Ratio						0.08					0.26					
95% Queue Length, Q_{95} (veh)						0.2					1.0					
Control Delay (s/veh)						17.4					47.6					
Level of Service (LOS)						C					E					
Approach Delay (s/veh)					0.2				47.6							
Approach LOS					A				E							

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HCS Two-Way Stop-Control Report

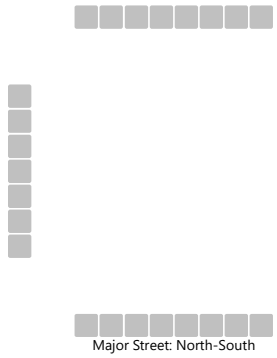
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		41		82						60	199				133	23
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			129							63						
Capacity, c (veh/h)			655							1355						
v/c Ratio			0.20							0.05						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			11.8							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.8								1.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

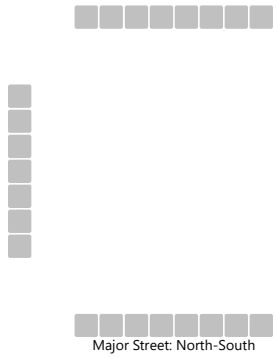
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		16						5	224				151	6
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			26							5						
Capacity, c (veh/h)			683							1367						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.5							7.6	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.5								0.2						
Approach LOS		B								A						

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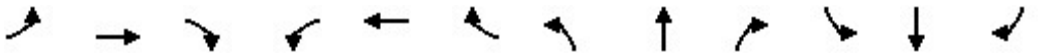
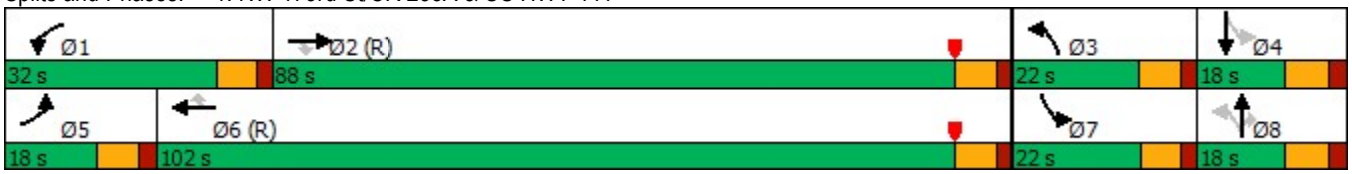


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Future Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.898	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1673	0
Flt Permitted	0.950			0.950			0.317			0.709		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	515	1624	1380	1321	1673	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		52	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	48	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	151	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	28.0	12.6	12.6	24.2	10.4	
Actuated g/C Ratio	0.07	0.51	0.51	0.16	0.59	0.59	0.18	0.08	0.08	0.15	0.06	
v/c Ratio	1.11	1.01	0.18	0.99	1.00	0.15	1.47	0.57	0.64	0.47	0.96	
Control Delay	175.5	55.0	3.1	111.1	56.8	5.8	278.0	89.2	21.1	61.0	109.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	175.5	55.0	3.1	111.1	56.8	5.8	278.0	89.2	21.1	61.0	109.2	
LOS	F	D	A	F	E	A	F	F	C	E	F	
Approach Delay		58.6			59.6			165.9			88.8	
Approach LOS		E			E			F			F	
Queue Length 50th (ft)	~149	~700	0	280	~921	3	~348	76	0	99	106	
Queue Length 95th (ft)	#295	#1096	25	#466	#1248	58	#549	#159	82	162	#258	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	113	1676	836	268	2022	965	185	127	267	260	157	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.11	1.01	0.18	0.99	1.00	0.15	1.47	0.57	0.64	0.43	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.47			
Intersection Signal Delay: 71.3		Intersection LOS: E	
Intersection Capacity Utilization 102.4%		ICU Level of Service G	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

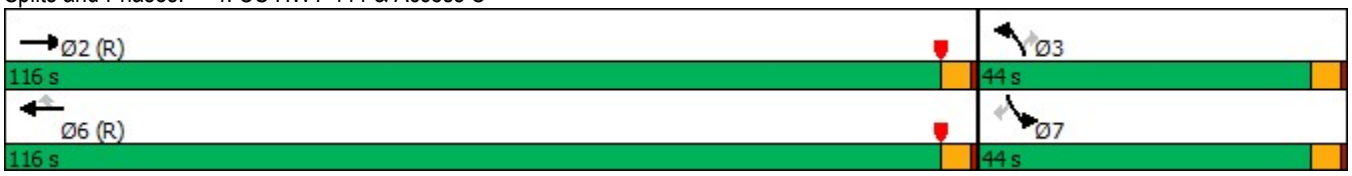


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Future Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		0	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.994				0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3518	0	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3518	0	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6				157			61			21
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1365	52	0	2032	157	289	0	61	450	0	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1417	0	0	2032	157	289	0	61	450	0	74
Turn Type		NA			NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases						6			3			7
Detector Phase		2			6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0			5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5			22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		116.0			116.0	116.0	44.0		44.0	44.0		44.0
Total Split (%)		72.5%			72.5%	72.5%	27.5%		27.5%	27.5%		27.5%
Maximum Green (s)		111.5			111.5	111.5	39.5		39.5	39.5		39.5
Yellow Time (s)		3.5			3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0			1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5			4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0

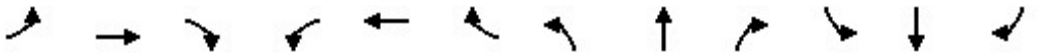
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max			C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Dont Walk (s)		11.0			11.0	11.0						
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)		119.8			119.8	119.8	31.2		31.2	31.2		31.2
Actuated g/C Ratio		0.75			0.75	0.75	0.20		0.20	0.20		0.20
v/c Ratio		0.54			0.77	0.13	0.84		0.17	0.67		0.23
Control Delay		10.0			4.6	0.2	82.4		11.3	64.3		38.3
Queue Delay		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		10.0			4.6	0.2	82.4		11.3	64.3		38.3
LOS		A			A	A	F		B	E		D
Approach Delay		10.0			4.3			70.0			60.6	
Approach LOS		A			A			E			E	
Queue Length 50th (ft)		297			194	1	294		0	227		47
Queue Length 95th (ft)		423			m187	m1	385		40	270		91
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2636			2650	1224	436		436	847		406
Starvation Cap Reductn		0			0	0	0		0	0		0
Spillback Cap Reductn		0			0	0	0		0	0		0
Storage Cap Reductn		0			0	0	0		0	0		0
Reduced v/c Ratio		0.54			0.77	0.13	0.66		0.14	0.53		0.18

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 64 (40%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 17.8		Intersection LOS: B	
Intersection Capacity Utilization 81.4%		ICU Level of Service D	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



AM Build-out with Improvements



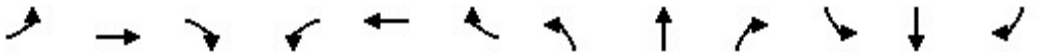
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	2		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.930	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	3183	1727	1468	1656	1621	0
Flt Permitted	0.079			0.054			0.950			0.467		
Satd. Flow (perm)	146	3505	1568	96	3374	1509	3183	1727	1468	814	1621	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			266			183		23	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	118	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	222	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6			8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	16.0	90.0	90.0	19.0	93.0	93.0	19.0	22.0	22.0	19.0	22.0	
Total Split (%)	10.7%	60.0%	60.0%	12.7%	62.0%	62.0%	12.7%	14.7%	14.7%	12.7%	14.7%	
Maximum Green (s)	9.0	83.0	83.0	12.2	86.0	86.0	11.9	14.4	14.4	12.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	83.0	83.0	83.0	86.2	86.0	86.0	11.9	14.4	14.4	27.4	14.4	
Actuated g/C Ratio	0.55	0.55	0.55	0.57	0.57	0.57	0.08	0.10	0.10	0.18	0.10	
v/c Ratio	0.80	0.99	0.16	0.96	0.72	0.27	0.91	0.88	0.66	2.17	1.26	
Control Delay	53.8	45.6	2.2	108.7	23.6	2.0	104.9	110.0	22.2	568.2	201.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	53.8	45.6	2.2	108.7	23.6	2.0	104.9	110.0	22.2	568.2	201.5	
LOS	D	D	A	F	C	A	F	F	C	F	F	
Approach Delay		43.1			28.6			77.3			450.7	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	69	977	0	125	417	0	116	143	16	~648	~251	
Queue Length 95th (ft)	#179	#1159	28	#280	417	33	#187	#260	91	#858	#420	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	177	1939	928	184	1934	978	252	165	306	217	176	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.80	0.99	0.16	0.96	0.72	0.27	0.91	0.88	0.66	2.17	1.26	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 88 (59%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 2.17			
Intersection Signal Delay: 94.9		Intersection LOS: F	
Intersection Capacity Utilization 110.6%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

PM Build-out with Improvements



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Future Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	2		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.898	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	2993	1624	1380	1770	1673	0
Flt Permitted	0.048			0.044			0.950			0.709		
Satd. Flow (perm)	84	3312	1482	79	3406	1524	2993	1624	1380	1321	1673	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		52	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	48	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	151	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6			8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	16.0	90.0	90.0	30.0	104.0	104.0	22.4	17.6	17.6	22.4	17.6	
Total Split (%)	10.0%	56.3%	56.3%	18.8%	65.0%	65.0%	14.0%	11.0%	11.0%	14.0%	11.0%	
Maximum Green (s)	9.0	83.0	83.0	23.2	97.0	97.0	15.3	10.0	10.0	15.6	10.0	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

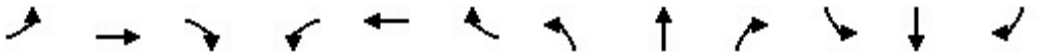
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	92.9	83.9	83.9	113.2	97.0	97.0	15.3	12.4	12.4	24.0	10.0	
Actuated g/C Ratio	0.58	0.52	0.52	0.71	0.61	0.61	0.10	0.08	0.08	0.15	0.06	
v/c Ratio	0.91	0.97	0.18	0.94	0.98	0.15	0.95	0.58	0.65	0.47	0.99	
Control Delay	99.9	46.3	0.7	84.5	41.1	2.0	112.6	89.9	21.3	61.2	116.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	99.9	46.3	0.7	84.5	41.1	2.0	112.6	89.9	21.3	61.2	116.3	
LOS	F	D	A	F	D	A	F	F	C	E	F	
Approach Delay		46.2			43.4			79.0			92.9	
Approach LOS		D			D			E			F	
Queue Length 50th (ft)	86	929	4	228	1054	0	148	76	0	99	106	
Queue Length 95th (ft)	#221	#1093	9	#393	#1223	26	#243	#163	83	162	#263	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	137	1737	859	291	2064	982	286	126	266	261	153	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.91	0.97	0.18	0.91	0.98	0.15	0.95	0.58	0.65	0.43	0.99	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 59 (37%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.99
Intersection Signal Delay: 50.5 Intersection LOS: D
Intersection Capacity Utilization 95.6% ICU Level of Service F
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

ICE 8 Phase Signal at Access C Report

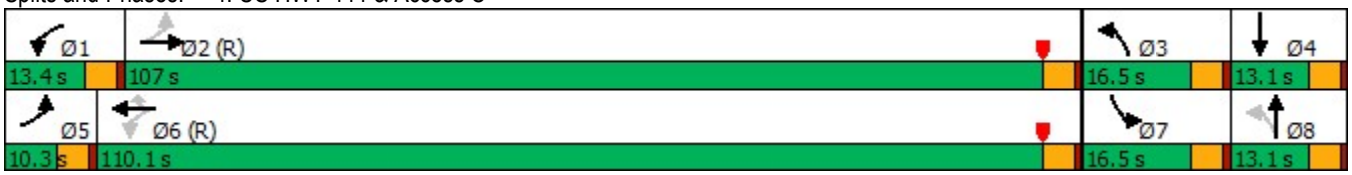


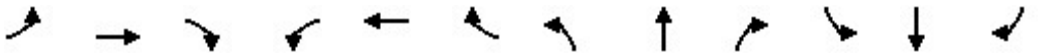
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Future Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	500		0	500		500	400		0	400		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.998				0.850		0.870			0.884	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3532	0	1770	3539	1583	1770	1621	0	3433	1647	0
Flt Permitted	0.152			0.069			0.725			0.950		
Satd. Flow (perm)	283	3532	0	129	3539	1583	1350	1621	0	3433	1647	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2				76		72			38	
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	52	1812	29	59	1383	71	73	11	72	230	11	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	1841	0	59	1383	71	73	83	0	230	49	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8					
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	9.5	22.5		9.5	22.5	
Total Split (s)	10.3	107.0		13.4	110.1	110.1	16.5	13.1		16.5	13.1	
Total Split (%)	6.9%	71.3%		8.9%	73.4%	73.4%	11.0%	8.7%		11.0%	8.7%	
Maximum Green (s)	5.8	102.5		8.9	105.6	105.6	12.0	8.6		12.0	8.6	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
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)	4.5	4.5		4.5	4.5	4.5	4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes			Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Recall Mode	None	C-Max		None	C-Max	C-Max	None	None		None	None	
Walk Time (s)		7.0			7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0			11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0			0	0		0			0	
Act Effct Green (s)	113.3	108.5		114.7	109.2	109.2	17.1	6.9		12.0	11.0	
Actuated g/C Ratio	0.76	0.72		0.76	0.73	0.73	0.11	0.05		0.08	0.07	
v/c Ratio	0.19	0.72		0.35	0.54	0.06	0.40	0.58		0.84	0.31	
Control Delay	5.5	14.8		8.5	4.5	0.6	62.3	34.9		93.3	31.8	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	5.5	14.8		8.5	4.5	0.6	62.3	34.9		93.3	31.8	
LOS	A	B		A	A	A	E	C		F	C	
Approach Delay		14.6			4.5			47.7			82.5	
Approach LOS		B			A			D			F	
Queue Length 50th (ft)	10	521		1	290	3	64	11		116	10	
Queue Length 95th (ft)	21	654		m1	m246	m4	114	67		#188	56	
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)	500			500		500	400			400		
Base Capacity (vph)	273	2555		197	2575	1172	204	160		274	158	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.19	0.72		0.30	0.54	0.06	0.36	0.52		0.84	0.31	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 16.9		Intersection LOS: B	
Intersection Capacity Utilization 67.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	107	1256	48	166	1869	144	266	10	56	414	10	68
Future Volume (vph)	107	1256	48	166	1869	144	266	10	56	414	10	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	500		0	500		500	400		0	400		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.994				0.850		0.873			0.869	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3518	0	1770	3539	1583	1770	1626	0	3433	1619	0
Flt Permitted	0.036			0.126			0.519			0.950		
Satd. Flow (perm)	67	3518	0	235	3539	1583	967	1626	0	3433	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5				157		61			74	
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	116	1365	52	180	2032	157	289	11	61	450	11	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	1417	0	180	2032	157	289	72	0	450	85	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8					
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	9.5	22.5		9.5	22.5	
Total Split (s)	12.0	114.5		12.0	114.5	114.5	29.5	13.5		29.5	13.5	
Total Split (%)	7.1%	67.6%		7.1%	67.6%	67.6%	17.4%	8.0%		17.4%	8.0%	
Maximum Green (s)	7.5	110.0		7.5	110.0	110.0	25.0	9.0		25.0	9.0	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
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)	4.5	4.5		4.5	4.5	4.5	4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Recall Mode	None	C-Max		None	C-Max	C-Max	None	None		None	None	
Walk Time (s)		7.0			7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0			11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0			0	0		0			0	
Act Effct Green (s)	119.9	110.6		118.8	110.0	110.0	32.7	7.7		24.5	7.1	
Actuated g/C Ratio	0.71	0.65		0.70	0.65	0.65	0.19	0.05		0.14	0.04	
v/c Ratio	0.82	0.62		0.74	0.89	0.15	0.95	0.55		0.91	0.61	
Control Delay	78.3	18.6		27.7	30.6	1.7	102.2	38.2		94.1	38.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	78.3	18.6		27.7	30.6	1.7	102.2	38.2		94.1	38.7	
LOS	E	B		C	C	A	F	D		F	D	
Approach Delay		23.1			28.5			89.4			85.3	
Approach LOS		C			C			F			F	
Queue Length 50th (ft)	78	462		54	934	0	306	12		256	12	
Queue Length 95th (ft)	#220	528		#113	1055	27	#445	68		#352	74	
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)	500			500		500	400			400		
Base Capacity (vph)	141	2296		244	2296	1082	304	144		506	156	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.82	0.62		0.74	0.89	0.15	0.95	0.50		0.89	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 169.5			
Actuated Cycle Length: 169.5			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 37.7		Intersection LOS: D	
Intersection Capacity Utilization 90.2%		ICU Level of Service E	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 4: US HWY 441 & Access C

Full Median Opening West of Access D(NW 164th Lane) at Buildout

HCS Two-Way Stop-Control Report

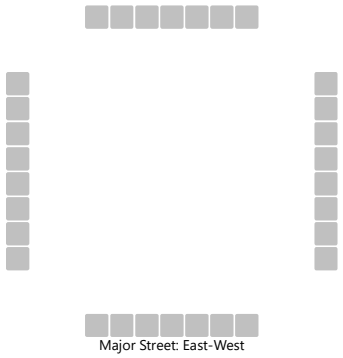
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	AM Buildout

Site Information

Intersection	US HWY 441 @ Median Opening West of D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening West of D
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1870		107		1403									
Percent Heavy Vehicles (%)					2											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.44											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.52											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					116											
Capacity, c (veh/h)					71											
v/c Ratio					1.65											
95% Queue Length, Q_{95} (veh)					10.1											
Control Delay (s/veh)					444.8											
Level of Service (LOS)					F											
Approach Delay (s/veh)					31.5											
Approach LOS					F											

THOUGH THE VOLUMES SHOW TO EXCEED CAPACITY AT V/C OF 1.65, MANY OF THE TIPS IN PHASE ARE EXPECTED TO UTILIZE THE SIGNALIZED INTERSECTION OF AT ACCESS C.

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HCS Two-Way Stop-Control Report

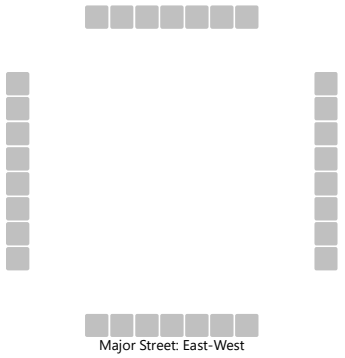
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	PM Buildout

Site Information

Intersection	US HWY 441 @ Median Opening West of D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening West of D
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1706		88		2170									
Percent Heavy Vehicles (%)					2											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.44											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.52											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					96											
Capacity, c (veh/h)					92											
v/c Ratio					1.03											
95% Queue Length, Q_{95} (veh)					6.2											
Control Delay (s/veh)					186.5											
Level of Service (LOS)					F											
Approach Delay (s/veh)					7.3											
Approach LOS					F											

THOUGH THE VOLUMES SHOW TO EXCEED CAPACITY AT V/C OF 1.65, MANY OF THE TIPS IN PHASE ARE EXPECTED TO UTILIZE THE SIGNALIZED INTERSECTION OF AT ACCESS C.

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Appendix K
Improvement Thresholds

IMPROVEMENT THRESHOLDS

THRESHOLD 1 - CONNECTION D RECOMMENDED
Phase 1 Residential 115 DUs

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	115	1,147	85	21	64	113	71	42

33% to/from the west	7	21	23	14
8% to/from the south	2	5	6	3
57% to/from the east	12	38	42	25

Phase 1 Residential can be developed without a connection to US HWY 441. In this scenario, 98% of the project trips will utilize the south leg of NW 173rd Street. Minor signal timings should be provided at 441/173rd to accommodate the added project trips. The access D connection should be provided concurrent with any project development exceeding the Phase 1 115 DUs.

THRESHOLD 1 - CONNECTION D REQUIRED WITH ANY DEVELOPMENT OCCURRING AFTER THE PHASE 1 - 115 Dus.

THRESHOLD 2 - CONNECTION B RECOMMENDED

It is assummed that all Phae 1 project traffic will use Access D. Phase 2 residential will begin and project trips from this phase will also use access D. Connection C, which allows southbound lefts from the project, should be provided when the project traffic exiting access D and making a Uturn at the median opening west of C, cause capacity to be exceeded. This occurs during the AM peak when approximately 50 vehicles from the Phase 2 development are heading outbound to the east.

Phase 2 Residential 483 DUs

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	483	4,297	312	78	234	437	275	162

Outbound to east 67% of the outbound trips 157

HCS analysis shows that 86 uturns during the AM peak causes the capacity to be exceeded, 36 from Phase 1 plus 50 from phase 2
Number of DUs to generate 50 SBL trips from phase 2 = (483/157) X 50 153.8216561 DUs
Rounds to = 150 DUs
PLUS 115 SFH FROM PHASE 1 = 265 SFH

THRESHOLD 2 - CONNECTION B IS RECOMMENDED CONCURRENT WITH THE 150th DU FROM PHASE 2 (265TH TOTAL SFH) OR ANY NON-RESIDENTIAL DEVELOPMENT ON THE WEST SIDE OF THE DEVELOPMENT, WHICHEVER OCCURS FIRST.

THRESHOLD 3 - CONNECTION C RECOMMENDED

Connection C with Full Access Signal - Used for ICE

	EBL**	SBR	SBL	WBR	WBL**	NBT (Assumed)***	SBT (Assumed)***
AM Gross with IC	48	35	212	65	54	10	10
PM Gross with IC	107	68	414	144	166	10	10
	EBR	NBL	EBT	WBT	NBR		
AM Net New	27	67	19	153	66		
PM Net New	48	266	59	253	56		

* Red volumes are project trips to/from development to south.
** EBL and WBL are assumed as 50% of the access B lefts.
*** Low volume of 10 VPH for the northbound and southbound movements.

AM PLUS 50 FR

	CONNECTION B - THRESHOLD AT C		TRY 50%				
	SBL	SBR	EBL	WBR	EBT	SBR	SBR TOTAL
AM	77	38	13	26	1507	23	61
PM	54	26	45	91	1070	15	41
	NBL	NBR	WBL	EBR	WBT	EBL	EBL TOTAL
AM	21	42	14	6	1013	8	21
PM	15	28	49	24	1469	26	71

PROJECT TRIPS (THRESHOLD VOLUMES)
SOUTH PROJ TRIPS (ASSUMES RES ONLY GROWING AT SAME RATE AS BRIARWOOD)
BACKGROUND TRIPS (SOUTH PROJECT SHOPPING REMOVED AND THROUGH TRIPS REMOVED)
FULL BUILDOUT

42	84	28	12
29	56	98	48

THRESHOLD 3 - CONNECTION C IS RECOMMENDED CONCURRENT WITH THE 240th DU FROM PHASE 2 (355TH TOTAL SFH) OR ANY NON-RESIDENTIAL DEVELOPMENT ON THE WEST SIDE OF THE DEVELOPMENT, WHICHEVER OCCURS FIRST.

THRESHOLD 4 - CONNECTION A IS RECOMMENDED WHEN THE NON-COMMERCIAL DEVELOPMENT ADJACENT TO CONNECTION A IS DEVELOPED.

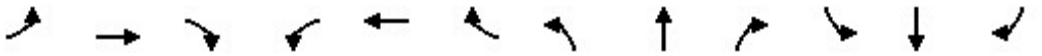
THRESHOLD 5 - DUAL NORTHBOUND LEFTS RECOMMENDED AT 441/173rd ST

THRESHOLD DUAL NBLs AT 441 and 173rd
* ANYALYZE WITH BACKGROUND VOLUMES PLUS RESIDENTIAL ONLY BUILDOUT VOLUMES

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	598	5,230	379	95	284	534	336	198

TO/FROM EAST - 57%	54	162	192	113
TO/FROM SOUTH - 8%	8	23	27	16
TO/FROM NORTH - 2%	2	6	7	4
~~TO/FROM EAST - N/A 33%~~				

THRESHOLD 5 - DUAL NORTHBOUND LEFTS RECOMMENDED AT 441/173rd ST WITH ANY DEVELOPMENT EXCEEDING 598 DUs



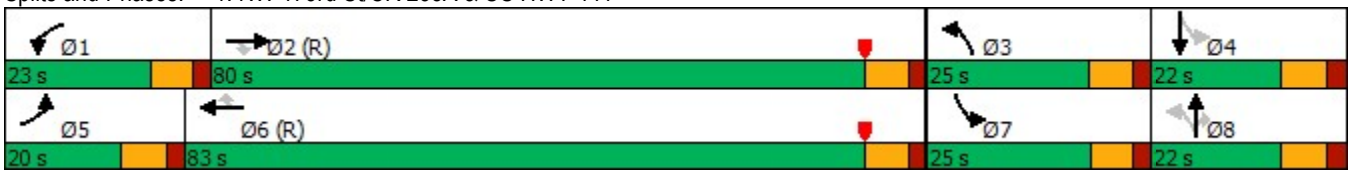
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Future Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.909	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1584	0
Flt Permitted	0.950			0.950			0.588			0.405		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1016	1727	1468	706	1584	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			263			157		41	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	107	1368	101	99	1072	263	98	121	201	475	69	107
Shared Lane Traffic (%)												
Lane Group Flow (vph)	107	1368	101	99	1072	263	98	121	201	475	176	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	20.0	80.0	80.0	23.0	83.0	83.0	25.0	22.0	22.0	25.0	22.0	
Total Split (%)	13.3%	53.3%	53.3%	15.3%	55.3%	55.3%	16.7%	14.7%	14.7%	16.7%	14.7%	
Maximum Green (s)	13.0	73.0	73.0	16.2	76.0	76.0	17.9	14.4	14.4	18.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

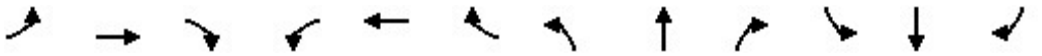
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.2	76.4	76.4	13.7	77.7	77.7	26.5	13.5	13.5	37.1	18.9	
Actuated g/C Ratio	0.08	0.51	0.51	0.09	0.52	0.52	0.18	0.09	0.09	0.25	0.13	
v/c Ratio	0.75	0.77	0.12	0.65	0.61	0.29	0.42	0.78	0.73	1.64	0.75	
Control Delay	97.7	33.8	1.4	82.2	26.3	2.5	49.8	98.0	33.3	336.5	68.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	97.7	33.8	1.4	82.2	26.3	2.5	49.8	98.0	33.3	336.5	68.0	
LOS	F	C	A	F	C	A	D	F	C	F	E	
Approach Delay		36.1			25.8			55.8			263.9	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	104	565	0	96	368	0	75	117	41	~560	129	
Queue Length 95th (ft)	#193	680	14	158	428	38	124	#203	121	#816	#276	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	151	1786	865	182	1747	908	290	165	282	290	235	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.71	0.77	0.12	0.54	0.61	0.29	0.34	0.73	0.71	1.64	0.75	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.64
Intersection Signal Delay: 70.8 Intersection LOS: E
Intersection Capacity Utilization 95.2% ICU Level of Service F
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	914	84	140	1353	130	104	60	160	100	28	86
Future Volume (vph)	103	914	84	140	1353	130	104	60	160	100	28	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.887	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1652	0
Flt Permitted	0.950			0.950			0.374			0.715		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	607	1624	1380	1332	1652	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			146			172		75	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	112	993	91	157	1520	146	112	65	172	109	30	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	993	91	157	1520	146	112	65	172	109	123	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	85.0	85.0	32.0	95.0	95.0	25.0	18.0	18.0	25.0	18.0	
Total Split (%)	13.8%	53.1%	53.1%	20.0%	59.4%	59.4%	15.6%	11.3%	11.3%	15.6%	11.3%	
Maximum Green (s)	15.0	78.0	78.0	25.2	88.0	88.0	17.9	10.4	10.4	18.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	14.2	87.8	87.8	19.6	93.0	93.0	25.9	10.6	10.6	23.8	9.3	
Actuated g/C Ratio	0.09	0.55	0.55	0.12	0.58	0.58	0.16	0.07	0.07	0.15	0.06	
v/c Ratio	0.76	0.55	0.10	0.75	0.77	0.15	0.61	0.61	0.68	0.46	0.74	
Control Delay	101.3	26.0	0.2	80.0	36.1	8.0	68.9	95.2	23.6	60.4	56.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	101.3	26.0	0.2	80.0	36.1	8.0	68.9	95.2	23.6	60.4	56.3	
LOS	F	C	A	F	D	A	E	F	C	E	E	
Approach Delay		31.1			37.7			51.5			58.2	
Approach LOS		C			D			D			E	
Queue Length 50th (ft)	115	355	0	162	639	4	101	67	0	97	49	
Queue Length 95th (ft)	#213	467	0	236	796	73	163	#135	82	155	#140	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	158	1818	891	268	1980	946	213	114	257	282	178	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.71	0.55	0.10	0.59	0.77	0.15	0.53	0.57	0.67	0.39	0.69	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 38.1 Intersection LOS: D
Intersection Capacity Utilization 73.5% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

HCS Two-Way Stop-Control Report

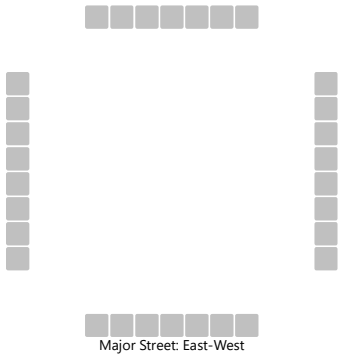
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/28/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Connection B Threshold 50 outbound EB trips P2

Site Information

Intersection	US HWY 441 @ Median Opening west of Ac...
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening west of Access D
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1413		86		1023									
Percent Heavy Vehicles (%)					3											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.46											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.53											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					93											
Capacity, c (veh/h)					148											
v/c Ratio					0.63											
95% Queue Length, Q_{95} (veh)					3.4											
Control Delay (s/veh)					64.0											
Level of Service (LOS)					F											
Approach Delay (s/veh)					5.0											
Approach LOS					A											

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HCS Two-Way Stop-Control Report

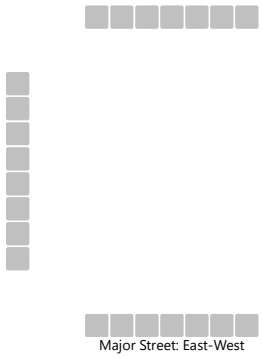
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/29/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Access B - Threshold for Connection C (50% of P2)

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		1	1	0		1	1	0
Configuration		L	T	TR		L	T	R		L		TR		L		TR
Volume (veh/h)	0	21	1507	6	0	14	1013	26		21	0	42		77	0	61
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23				15				23		46		84		66
Capacity, c (veh/h)		562				373				82		302		139		428
v/c Ratio		0.04				0.04				0.28		0.15		0.60		0.16
95% Queue Length, Q_{95} (veh)		0.1				0.1				1.0		0.5		3.1		0.5
Control Delay (s/veh)		11.7				15.1				65.4		19.0		63.9		15.0
Level of Service (LOS)		B				C				F		C		F		B
Approach Delay (s/veh)	0.2				0.2				34.5				42.3			
Approach LOS	A				A				D				E			

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HCS Two-Way Stop-Control Report

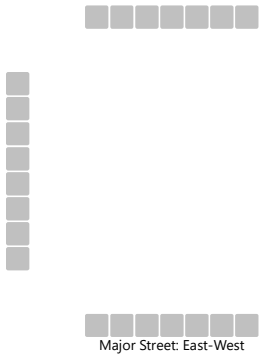
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/29/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Access B - Threshold for Connection C (50% P2)

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		1	1	0		1	1	0
Configuration		L	T	TR		L	T	R		L		TR		L		TR
Volume (veh/h)	0	71	1070	24	0	49	1469	91		15	0	28		54	0	41
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		77				53				16		30		59		45
Capacity, c (veh/h)		339				559				84		427		68		293
v/c Ratio		0.23				0.10				0.19		0.07		0.86		0.15
95% Queue Length, Q_{95} (veh)		0.9				0.3				0.7		0.2		4.2		0.5
Control Delay (s/veh)		18.7				12.1				58.0		14.1		174.4		19.5
Level of Service (LOS)		C				B				F		B		F		C
Approach Delay (s/veh)	1.1				0.4				29.4				107.6			
Approach LOS	A				A				D				F			

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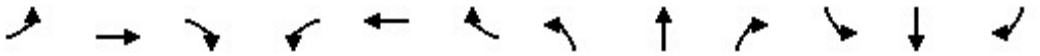
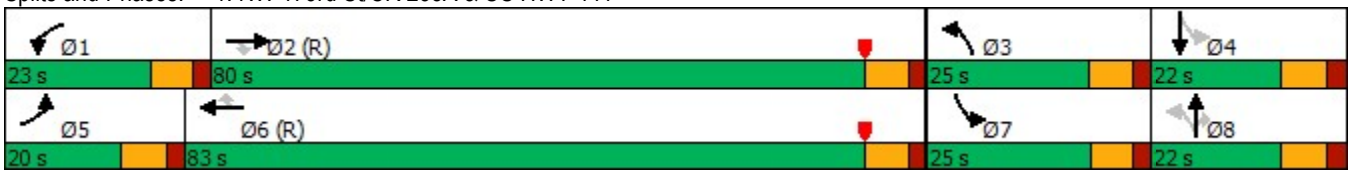


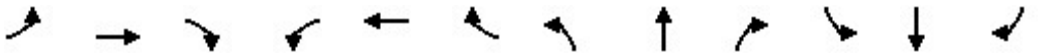
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Future Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.913	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1591	0
Flt Permitted	0.950			0.950			0.663			0.430		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1145	1727	1468	750	1591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			250			152		36	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	105	1546	126	99	1132	250	107	118	201	428	62	85
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	1546	126	99	1132	250	107	118	201	428	147	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	20.0	80.0	80.0	23.0	83.0	83.0	25.0	22.0	22.0	25.0	22.0	
Total Split (%)	13.3%	53.3%	53.3%	15.3%	55.3%	55.3%	16.7%	14.7%	14.7%	16.7%	14.7%	
Maximum Green (s)	13.0	73.0	73.0	16.2	76.0	76.0	17.9	14.4	14.4	18.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.2	76.5	76.5	13.7	77.8	77.8	27.1	13.4	13.4	36.6	18.1	
Actuated g/C Ratio	0.08	0.51	0.51	0.09	0.52	0.52	0.18	0.09	0.09	0.24	0.12	
v/c Ratio	0.74	0.86	0.15	0.65	0.65	0.28	0.43	0.77	0.75	1.47	0.66	
Control Delay	96.4	39.1	2.9	82.3	27.0	2.5	49.8	96.6	35.8	264.0	61.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	96.4	39.1	2.9	82.3	27.0	2.5	49.8	96.6	35.8	264.0	61.9	
LOS	F	D	A	F	C	A	D	F	D	F	E	
Approach Delay		39.9			26.6			56.2			212.3	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	102	696	0	95	400	0	83	114	46	~459	104	
Queue Length 95th (ft)	#189	834	30	158	452	38	133	#195	127	#714	#221	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	151	1788	866	182	1750	903	301	165	278	292	224	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.70	0.86	0.15	0.54	0.65	0.28	0.36	0.72	0.72	1.47	0.66	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.47			
Intersection Signal Delay: 60.2		Intersection LOS: E	
Intersection Capacity Utilization 97.3%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441





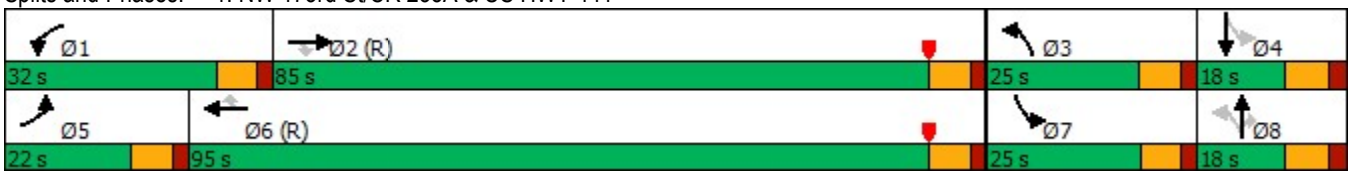
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Future Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.886	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1650	0
Flt Permitted	0.950			0.950			0.301			0.719		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	489	1624	1380	1339	1650	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			128			172		77	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	91	1116	109	157	1736	99	141	59	172	82	27	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	91	1116	109	157	1736	99	141	59	172	82	113	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
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)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	85.0	85.0	32.0	95.0	95.0	25.0	18.0	18.0	25.0	18.0	
Total Split (%)	13.8%	53.1%	53.1%	20.0%	59.4%	59.4%	15.6%	11.3%	11.3%	15.6%	11.3%	
Maximum Green (s)	15.0	78.0	78.0	25.2	88.0	88.0	17.9	10.4	10.4	18.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	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	7.1	7.6	7.6	6.8	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	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Threshold for northbound dual lefts

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	12.9	87.3	87.3	19.6	93.8	93.8	30.0	13.3	13.3	20.7	8.3	
Actuated g/C Ratio	0.08	0.55	0.55	0.12	0.59	0.59	0.19	0.08	0.08	0.13	0.05	
v/c Ratio	0.68	0.62	0.12	0.75	0.87	0.10	0.71	0.44	0.63	0.40	0.71	
Control Delay	96.2	28.1	0.3	81.2	40.0	5.5	75.5	80.2	20.1	58.5	51.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	96.2	28.1	0.3	81.2	40.0	5.5	75.5	80.2	20.1	58.5	51.1	
LOS	F	C	A	F	D	A	E	F	C	E	D	
Approach Delay		30.5			41.5			50.6			54.2	
Approach LOS		C			D			D			D	
Queue Length 50th (ft)	94	427	0	161	742	2	129	59	0	71	37	
Queue Length 95th (ft)	158	550	0	233	910	39	201	112	81	122	107	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	155	1807	887	268	1997	946	211	135	272	278	179	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.59	0.62	0.12	0.59	0.87	0.10	0.67	0.44	0.63	0.29	0.63	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay: 39.3		Intersection LOS: D	
Intersection Capacity Utilization 79.3%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



Appendix L
Signalized Thru Cut Concept

Access B

DECEL LENGTH
PLUS 250 FT
QUEUE = 710 FT

660.00 ft

DECEL LENGTH
PLUS 200 FT
QUEUE

Access D

DECEL LENGTH

485.00 ft

Spotter Course hosted by Alachua County Emergency Management at the Alachua County Emergency Operations Center, 1100 S.E. 27 Street, Gainesville, from 6 – 8 p.m. This course is free and open to anyone with interest. The Skywarn spotter program is a nationwide network of volunteers trained by the U.S. National Weather Service (NWS) to report significant weather. The class size is limited, and pre-registration is required. For more information, contact Alachua County Emergency Management at 352-264-6500 or acem@alachuacounty.us.

■ **April 6: Photography Calendar Contest Fundraiser** – sponsored by the GFWC High Springs New Century Woman's Club. Everyone is encouraged to share your best photos from the High Springs community. The photos can be scenic, nature or historic. All photos must be a minimum of 300 dpi, landscape (horizontal) and emailed in PDF or JPEG format. The entry deadline is June 30. Please email the photos to malloryediting@gmail.com.

■ **April 7 - 30: High Springs** Playhouse presents "Death By Chocolate" by Paul Freed, directed by Andy Jean. Performances are Friday and Saturday, 8 p.m., and Sunday, 2 p.m. at 23416 W. U.S. Hwy 27, High Springs, FL 32643. Tickets $15 at Highspringsplayhouse.com.

■ **April 8: Easter Egg Hunt and Free Family Easter Event** at First United Methodist Church of High Springs, 17405 N.W. U.S. Highway 441. The times are 10 – 11:30 a.m. At 10 a.m. families will have an opportunity to visit stations around the fellowship hall to build their own Resurrection Egg kit. Easter Egg Hunts will be staggered for children in three age groups. Snacks and juice boxes will be provided. Love offerings are accepted, but not expected. The Easter bunny will also be hopping around! For questions call fistumc@windstream.net.

■ **April 8: Alachua Annual Easter Egg Hunt** – Hosted by the City of Alachua. Be on the lookout for the Easter Bunny on April 8 at the Hal Brady Recreation Complex, 14300 NW. 146th Terrace. The Easter Bunny will have hidden 1,000 plastic eggs with candy around the property. In addition, 200 filled Easter baskets will be given away and children can have their pictures taken with the Easter Bunny. The Easter Egg Hunt starts promptly at 10 a.m. This event is free to children ages 0 - 13. Children are encouraged to bring their own baskets. The Easter eggs and baskets are donated by Dollar General Distribution.

■ **April 8: An Easter Egg Hunt in High Springs** – Sponsored by High Springs business owners and parents. Event time is 11 a.m. – 1 p.m. This event is for children from 0 – 12 years of age. The egg hunt is located behind the High Springs Chamber of Commerce office at the pavilion and gazebo, 23517 N.W. 185th Road, High Springs. For questions send an email to chamber@highsprings.com or call the Chamber office at 386-454-3120.

■ **April 8: Easter Egg Hunt in Newberry** at the Martin Luther King Community Center, 25515 N.W. 6th Avenue, Newberry. This event is for children from 2 – 17 years of age and will run from 12 – 2 p.m. Children should bring their own Easter baskets for egg collection. Expect to hear music, experience food and play games as well as hunt for Easter eggs. For questions contact Tasha Griffin at 352-474-6078.

■ **April 8: O'Leno Ole' Chili Cookoff and Springs Celebration** – These events are sponsored by the Alachua County Environmental Protection Department, Florida State Parks and The Friends of O'Leno. Citizens are invited to the Cookoff from 9 a.m. – noon and are encouraged to stay for the 11 a.m. - 3 p.m. In addition to the Chili Cookoff, expect to hear live music from the Weeds of Eden, participate in a guided walk along the River Trail, participate in children's activities and visit art vendors and environmental exhibits. Chili tasting kits will be on sale for $7. All proceeds assist the Friends of O'Leno non-profit organization with its mission of supporting the park. These events will take place at O'Leno State Park, 410 S.E. O'Leno Park Road, High Springs. Admission to the park is free with the donation of one non-expired canned food item per person to benefit a local food bank.

■ **April 15: Downtown High Springs Artwalk** - Seasonal Art Walk events return to historic downtown High Springs from 12 – 5 p.m. featuring 15 - 20 local artists and makers situated on the sidewalks of the downtown area. High Springs also offers many eclectic restaurants and shops. Participating merchants will offer specials and sales during the event.

■ **April 18: Mobile Outreach Clinic in Hawthorne** – The Mobile Outreach Clinic will be in Hawthorne from 9 a.m. – 2 p.m. at the Hawthorne Area Resource Center, 21923 **Celebration of Biotechnology** at Momentum Labs, 12742 N.W. 133rd Terrace, Alachua. Now in its 18th year, the Celebration of Biotechnology attracts more than 500 industry and life science professionals to Alachua – a hub for innovation in biotechnology and life sciences. The celebration runs 9:30 a.m. – 1 p.m. and offers guided bus tours of the local life sciences community, exhibits, music and food vendors.

■ **April 22-26: Friends of the Library Spring Book Sale** – Buy used books at a fraction of their cost and benefit the Alachua County Library at the same time. This event is located at 430 N. Main Street, Gainesville. Times are Saturday, 9 a.m., Sunday and Monday, at 12 p.m. For questions call 352-375-1676 or email folacid@bellsouth.net.

■ **April 22: BBQ Fundraiser and Drug Take Back** – Join in the fun from 10 a.m. – 2 p.m. to raise funds for the Newberry Opioid Task Force and the Newberry Fire Department to install a baby box! Dinners are $15 each or two for $25. Call 352-472-2150 by 12 p.m. on April 19 to reserve yours. In addition to great food there will be

KIWANIS KIDS & FAMILY 3RD ANNUAL MINI GOLF TOURNAMENT

SATURDAY APRIL 15TH, 2023

The Pink Flamingo Diner—Mini Golf Course
19726 US HWY 441, High Springs, FL

Tournament Starts at 10:30 AM

Prizes for 1st, 2nd, & 3rd Place
Individual Prize Contests on 5 Holes

Adults - $8 / 7 to 12 years old - $6

RSVP Sue at suefpelra@msn.com

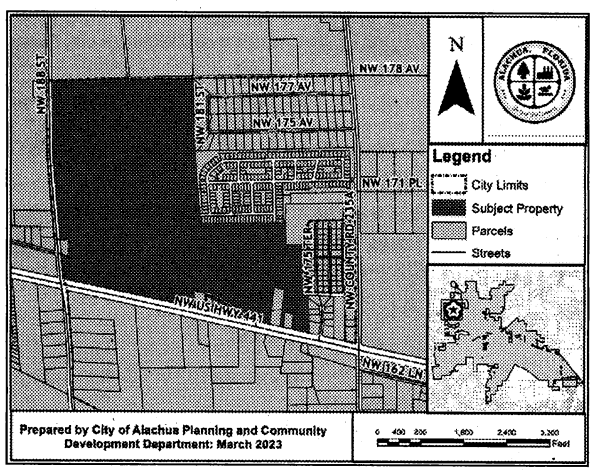
A Fundraiser for Kiwanis Club of Santa Fe

For Questions or Donations Call Bret (352) 213-2477

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 April 18, 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 Craig Brashier, AICP of CHW, Inc. agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±306.34 acre subject property from Agricultural (A) (Alachua County), Community Commercial (CC), and Residential Multiple-Family – 8 (RMF-8) to Planned Development-Residential (PD-R)(±199.2acres) and Planned Development – Commercial (±107.2 acres); located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions; Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006. Existing FLUM: Moderate Density Residential, Medium Density Residential, and Community Commercial Existing Zoning: Agricultural (A)(Alachua County), Community Commercial (CC) and Residential Multiple Family – 8 (RMF-8).



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 - April 6, 2023)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

Forest Grove Baptist Church
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church

17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.

www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

Trump

Continued from Page 1A

crime or President Joe Biden's record, are the issues that now dominate the GOP race.

Even the calendar seems destined to entangle them. Judge Juan Merchan set the next court date for Dec. 4, weeks before the Iowa caucuses launch the Republicans' primary season.

Hours after his arraignment, Trump was more the defiant candidate than the chastened defendant when he addressed a friendly crowd back home at Mar-a-Lago in Palm Beach, Florida. Despite Merchan's instructions to avoid incendiary rhetoric and attacks on the legal system, Trump denounced Bragg as a "criminal" and Merchan as "a Trump-hating judge with a Trump-hating wife and family."

"This fake case was brought only to interfere with the upcoming 2024 election, and it should be dropped immediately," he railed.

But his 27-minute speech – a short one, by his standards – also underscored the reality that Bragg and Merchan and a New York jury may soon be the least of his problems. He called on Georgia officials to drop their investigation into his alleged efforts to overturn Biden's victory there in the 2020 election, and he derided the Justice Department's special counsel, Jack Smith, as a "lunatic."

Smith is investigating Trump's efforts to reverse his election defeat, including the assault on the Capitol on Jan. 6, 2021, and his removal and retention of classified documents after he left the White House.

Both investigations seem to be nearing conclusion. In January, Fulton County District Attorney Fani Willis said decisions in the Georgia case were "imminent." In Washington, Smith issued subpoenas in January for Ivanka Trump and Jared Kushner, a move into Trump's innermost circle that typically would be done near the end of such inquiries.

"This is just the 'amuse bouche' before the real meal of the federal indictments to come," said Jeffrey Engel, director of the Center for Presidential History at Southern Methodist University. That is, the appetizer. "Those are more important not just because they are more substantial on the face of it (insurrection versus paying off a porn star?) but because they were crimes allegedly committed while president, not before."

An accumulation of indictments, if they follow, will make it harder for Trump to argue he is the victim of an overzealous prosecutor. The consequential nature of the charges will also make it harder to dismiss them as small-bore, as personal, as none of the public's business.

Calibrating a legacy

After recasting the Republican Party and unexpectedly winning the White House, after a populist presidency and double impeachments, this may turn out to be Trump's most consequential legacy.

There has never been a constitutional or legal bar to indicting presidents and former presidents, and some have come close.

The 34-count felony indictment in New York State Supreme Court marked the first time a former president had been charged with a crime. It is all but guaranteed not to be the last. CHANDAN KHANNA/AFP VIA GETTY IMAGES

Hours after his court hearing, former President Donald Trump denounced Manhattan District Attorney Alvin Bragg, above, as a "criminal" and Judge Juan Merchan as "a Trump-hating judge with a Trump-hating wife and family." JOHN MINCHILLO/AP

Richard Nixon probably would have faced criminal indictments in the wake of the Watergate affair that prompted his resignation until his successor, Gerald Ford, issued a sweeping pardon. On his final day in office, Bill Clinton reached a deal with prosecutors in the Monica Lewinsky affair, giving up his law license for five years and paying a fine.

But it had never happened before, a history that made Tuesday's indictment so breathtaking.

Some historians and legal scholars argue the 45th president's behavior left prosecutors with no choice but to plunge into uncharted territory.

"When I heard about the indictment I felt as if an infection had been lanced," said Catherine Ross, a constitutional law professor at George Washington University, with an indictment that demonstrated a president is not above the law. "The failure to do so would not only be the worst sort of political decision, it would send a message to future officeholders that they can get away with just about anything."

Some worry that the charges send a different message to district attorneys, though.

"Today's indictment now opens the floodgates to the thousands of prosecutors around the country," Jacobs said. "Joe Biden is more likely to be indicted tomorrow after leaving office owing to the precedent and not necessarily his actions."

The Iowa caucuses would be the least of it.

Chinese spy balloon reportedly gathered info from military sites

Holly Rosenkrantz and Francesca Chambers
USA TODAY

The Chinese balloon that flew across the United States this year was able to gather intelligence from several U.S. military sites and transmit it to Beijing in real time despite the Biden administration's attempts to block it, according to a report from NBC News.

The high-altitude balloon was able to make multiple trips over some of the sites before it was shot down on Feb. 4, at times flying in a figure-eight formation, NBC said, citing two current senior U.S. officials and one former senior administration official.

The FBI continues to assess parts of the Chinese spy balloon recovered after it was shot down in February, Sabrina Singh, a Pentagon spokesperson, said Monday.

The Pentagon maintains that measures it took to prevent China from acquiring intelligence from sensitive military sites mitigated the balloon's effectiveness, Singh said.

The balloon provided "little additive value" beyond what China already has, she said. China also operates spy satellites.

White House spokesman John Kirby declined to confirm the balloon's movements but told reporters that it "absolutely had self-maneuvering capability ... from remote operators."

A high-altitude balloon floats over Billings, Mont., on Feb. 1. LARRY MAYER/THE BILLINGS GAZETTE VIA AP

"That wasn't a new development for this balloon, and it didn't come as a surprise to us that it had that capability," he said.

Kirby said the U.S. is still analyzing what was recovered.

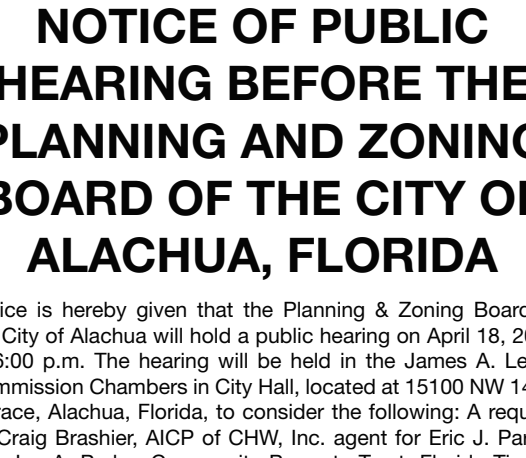
The spy balloon entered U.S. airspace near the Aleutian Islands in late January, crossed into Canada and reentered the continental United States.

Among the sensitive sites it passed by were nuclear missile fields in Montana.

A U.S. F-22 fighter jet shot down the balloon off the shore of South Carolina. Military officials waited until it was over water, they have said, to prevent debris from falling on people or buildings.

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 April 18, 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 Craig Brashier, AICP of CHW, Inc. agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±306.34 acre subject property from Agricultural (A) (Alachua County), Community Commercial (CC), and Residential Multiple-Family – 8 (RMF-8) to Planned Development- Residential (PD-R)(±199.2acres) and Planned Development – Commercial (±107.2 acres); located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions; Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000, 03024-004-000-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006. Existing FLUM: Moderate Density Residential, Medium Density Residential, and Community Commercial Existing Zoning: Agricultural (A) (Alachua County), Community Commercial (CC) and Residential Multiple Family – 8 (RMF-8).



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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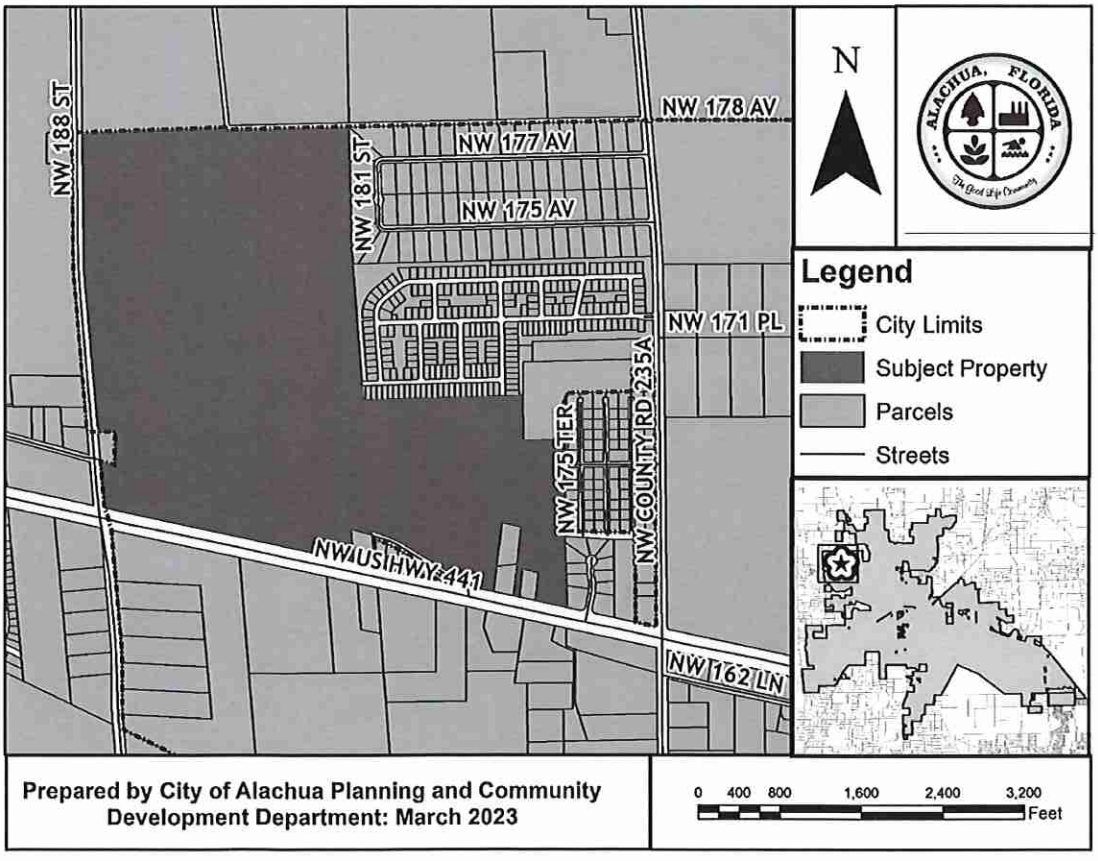
City of ALACHUA
the good life community

mailed 4/3/23 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 18, 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 Craig Brashier, AICP of CHW, Inc. agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±306.34 acre subject property from Agricultural (A) (Alachua County), Community Commercial (CC), and Residential Multiple-Family – 8 (RMF-8) to Planned Development- Residential (PD-R)(±199.2acres) and Planned Development – Commercial (±107.2 acres); located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions; Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006. Existing FLUM: Moderate Density Residential, Medium Density Residential, and Community Commercial Existing Zoning: Agricultural (A)(Alachua County), Community Commercial (CC) and Residential Multiple Family – 8 (RMF-8).



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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of
ALACHUA
the good life community

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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ALACHUA, FL 32615

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ROBINSON GREGORY LEE
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LAKE CITY, FL 32025

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Alachua FL 32615

Tom Gorman
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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

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Planning
PO Box 115050
Gainesville FL 32611

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Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
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Alachua FL 32616

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Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
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Alachua FL 32616

Michele L. Lieberman, County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
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Hugh & Jean Calderwood
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Lisia Jenkins
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Craig Rawlyer, POSTED THE LAND USE
(Name)

SIGN ON 30th March FOR THE Briarwood Town Center PDR/PDCOMM RZ
(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)

Eight (8)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 4/18/2023
SUBJECT: Site Plan – Motory Group: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements; Consisting of Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the April 18, 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 Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the April 18, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements on a ±7.13 acre portion of Tax Parcel Number 05970-004-000.

The subject property is ±16.2 acres in size and is located north of US Highway 441 and to the east of Buckhalter Heating & Air Conditioning and Personal Mini Storage. The subject property will be provided access by construction of a new drive connecting to US Highway 441. Stormwater will be conveyed to two (2) on-site stormwater management facilities.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Motory
- Application & Supporting Materials
- Public Notice Materials for the 4/18/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 18, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	Motory Group, LLC
LOCATION:	North of US Highway 441, East of Buckhalter Heating & Air Conditioning and Personal Mini Storage
PARCEL ID NUMBER:	A portion of 05970-004-000
FLUM DESIGNATION:	Commercial & Industrial
ZONING:	Commercial Intensive (CI) & Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±7.13 acres (project area); ±16.1 (subject property)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the April 18, 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 Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the April 18, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements on a ±7.13 acre portion of Tax Parcel Number 05970-004-000.

The subject property is ±16.2 acres in size and is located north of US Highway 441 and to the east of Buckhalter Heating & Air Conditioning and Personal Mini Storage. The subject property will be provided access by construction of a new drive connecting to US Highway 441. Stormwater will be conveyed to two (2) on-site stormwater management facilities.

Illustration 1. Motory Group, LLC – 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

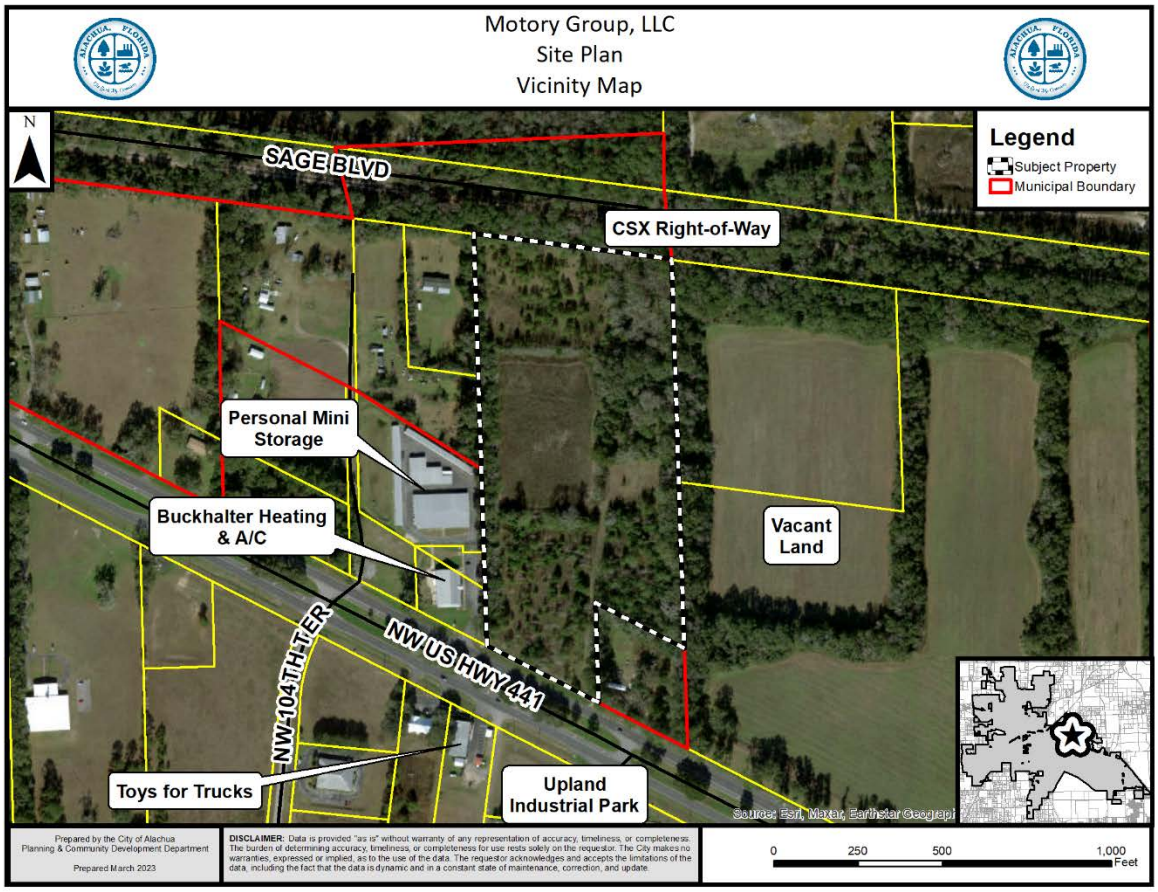


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Right-of-Way	N/A	N/A
South	US Highway 441; Toys for Trucks; Upland Industrial Center	Industrial	Light & Warehouse Industrial (ILW)
East	Vacant Land	Commercial; Industrial	Commercial Intensive (CI); Industrial General (IG); Light & Warehouse Industrial (ILW)
West	Buckhalter Heating & Air Conditioning; Personal Mini Storage; Single-Family Residences (2)	Agriculture; Commercial	Agricultural (A); Commercial Intensive (CI)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the

subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on October 18, 2022 at Alachua Branch Library, located at 14913 NW 140th Street. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by one (1) member of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included with the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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.

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The automobile dealership building is located on a portion of the property with a Commercial land use designation. This use is consistent with the uses permitted in the Commercial land use category. The service building is located on a portion of the property with an Industrial land use designation. This use is consistent with the uses permitted in the Industrial land use category.

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

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

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon

completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

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

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

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

Evaluation and Findings: Based on the best available data, there are no significant environmental resources that would limit or impact development.

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

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

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

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

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

Transportation Element

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

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

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

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

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

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

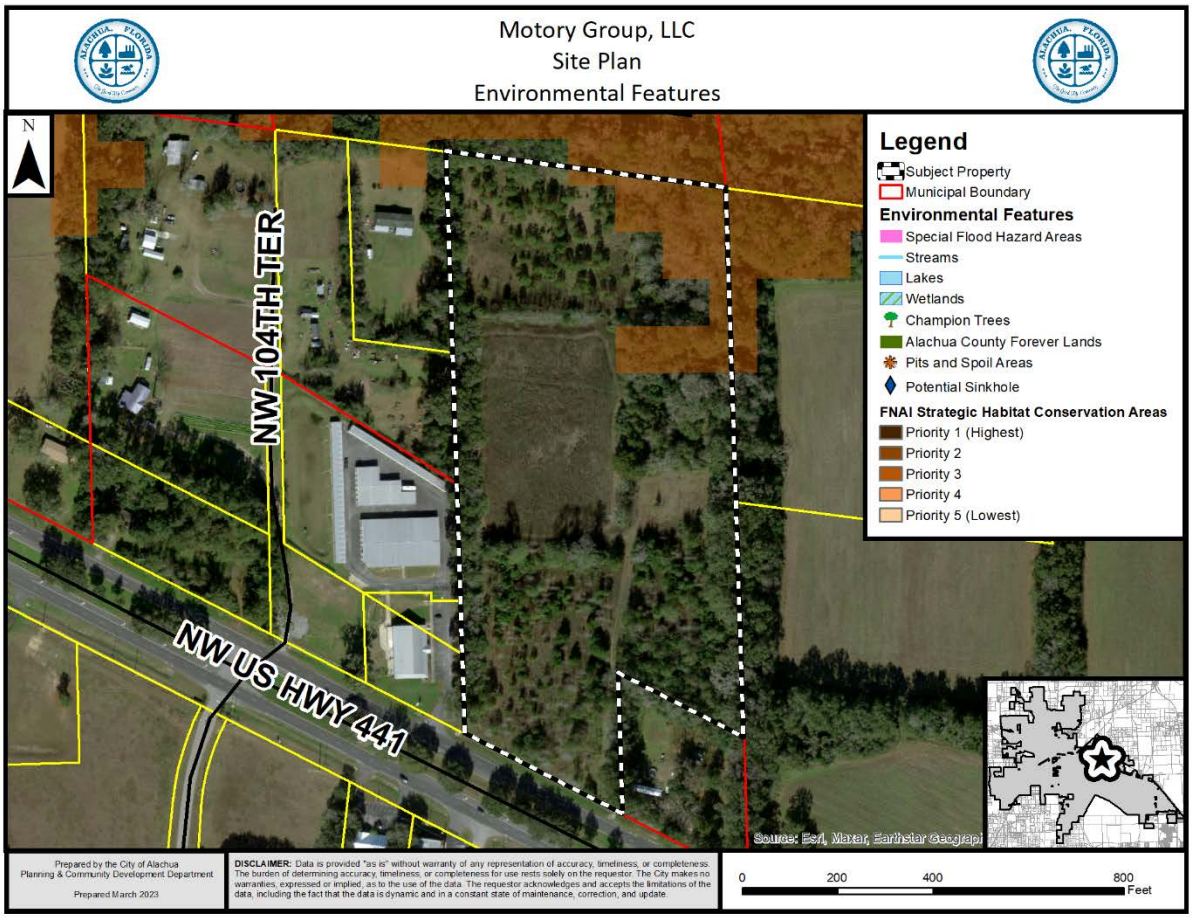
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those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

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. Portions of the subject property are identified as "Priority 3" within the FNAI PNA data layer, however, the most of the project area is located outside of the "Priority 3" area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

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

There are three (3) soil types found within the project area:

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.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Lochloosa Fine Sand (2% – 5% slopes)
Hydrologic Soil Group: C
This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The only soil type located within the project area which poses slight limitations for small commercial buildings is Lochloosa Fine Sand. This soil type is located in the northwestern portion of the project area and will remain undeveloped. The remaining soil types do not pose any significant limitations for small commercial buildings. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI) and Light & Warehouse Industrial (ILW). The site plan proposes a new automobile dealership building on a portion of the property zoned CI and a new automobile service building on a portion of the property zoned ILW. "Automobile rental and sales" is defined as follows in Article 10of the LDRs: "*premises on which new or used passenger automobiles, trailers, or light trucks in operating condition are displayed for sale, lease or rental.* "Automobile repair and servicing is defined as follows in Article 10 of the LDRs: "*the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, not including body work, framework, welding and major painting service*." Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. Automobile rental and sales is permitted in the CI zoning district and automobile repair and servicing is permitted in the ILW zoning district.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Section 4.3.4(J)(2) establishes Use-Specific Standards for automobile rental and sales. Section 4.3.4(J)(3) establishes Use-Specific Standards for automobile repair and servicing. The site plan complies with the applicable Use-Specific Standards.

4.3.4(J)(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:

Staff Comment: There are no schools, day care centers, or vacant land in a residential zone district within 250 feet of the subject property.

Please reference the staff comment below regarding compliance with the separation and screening requirements for existing residential uses.

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150 percent of the required trees and 150 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200 percent of the required plantings and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

Staff Comment: This standard is not applicable to the proposed development.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150 percent of the required trees and 150 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200 percent of the required plantings and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential

zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

Staff Comment: There are two (2) existing single family residences located to the west of the subject property and one (1) single family residence located to the southeast of the subject property. A minimum 100 foot separation and 150% of a Type D perimeter buffer has been provided along the west perimeter where adjacent to single-family residential uses. A minimum 50 foot separation and 200% of a Type D perimeter buffer has been provided along the southeast perimeter where adjacent to the single-family residential use.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

Staff Comment: There are no heavy equipment sales storage areas proposed, therefore this standard is not applicable.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

Staff Comment: No vehicle display pads are proposed, therefore this standard is not applicable.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

Staff Comment: No vehicle display pads are proposed, therefore this standard is not applicable.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(h) *Testing.* Not test vehicles on residential streets.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

4.3.4(J)(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:

Staff Comment: There are no schools, day care centers, or vacant land in a residential zone district within 250 feet of the subject property. Please reference the staff comment below regarding compliance with the separation and screening requirements for existing residential uses.

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

Staff Comment: This standard is not applicable to the proposed development.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

Staff Comment: There are two (2) existing single family residences located to the west of the subject property and one (1) single family residence located to the southeast of the subject property. A minimum 100 foot separation and 150% of a Type D perimeter buffer has been provided along the west perimeter where adjacent to single-family residential uses. A minimum 50 foot separation and 200% of a Type D perimeter buffer has been provided along the southeast perimeter where adjacent to the single-family residential use.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

Staff Comment: The subject property is not a corner lot, therefore this standard is not applicable.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

Staff Comment: The subject property has a minimum width of approximately 370 feet and is greater than 15,000 square feet in area.

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

Staff Comment: The site plan demonstrates that the development will provide for proper vehicle stacking, circulation, and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

Staff Comment: Only one driveway is proposed.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

Staff Comment: The method of ingress/egress complies with these provisions.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

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

Staff Comment: Designated dumpster pads screened in accordance with the requirements of the LDRs are identified on the site plan.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

Staff Comment: Staff proposes a condition which will ensure compliance with this provision.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.

Staff Comment: The design of the proposed development complies with this provision.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading

Standards; *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards; *Section 6.3*, Fencing Standards; *Section 6.4*, Exterior Lighting Standards; *Section 6.7*, Open Space Standards; *Section 6.8*, Design Standards for Business Uses; and *Section 6.9*, Environmental Protection Standards.

(5) *Subdivision Standards*

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

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

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

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

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

SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types (unless otherwise exempt), except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as automobile rental and sales and automobile repair and servicing, of which both uses are business use types and therefore subject to compliance with the requirements of Section 6.8.2. The standards of Section 6.8.2 establish requirements for front façades; façades facing streets or lands zoned for or used for residential uses; screening of mechanical equipment; and connections to existing sidewalk systems. Façade requirements primarily relate to glazing (e.g., windows/glass); façade massing; materials used for side and rear façades; and a prohibition on the use of certain building materials. The development has been reviewed for and is found to be in compliance with the standards of Section 6.8.2.

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 (106)	US 441 (from CR 25A East Intersection to SR 235)	4D	Principle Arterial	Urban Trans	D

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

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Automobile Dealership (ITE Code 841)	160 (80/80)	14 (11/3)	22 (10/12)
Automobile Service and Repair (ITE Code 943)	453 (226/227)	52 (37/15)	56 (22/34)
Total New Trips	**613 (306/307)**	**66 (48/18)**	**58 (32/46)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – ITE Code 841: 27.06 trips per 1,000 square feet x 5,910 square feet (50% entering/50% exiting); AM Peak Hour –2.13 trips per 1,000 square feet x 5,391 square feet (76% entering/24% exiting); PM Peak Hour –3.75 trips per 1,000 square feet x 5,910 square feet (47% entering/53% exiting.); ITE Code 943: 16.6 trips per 1,000 square feet x 27,300 square feet (50% entering/50% exiting); AM Peak Hour –1.91 trips per 1,000 square feet x 27,300 square feet (72% entering/28% exiting); PM Peak Hour –2.06 trips per 1,000 square feet x 27,300 square feet (39% entering/61% exiting.)

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235) (106)[1]
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,230
Reserved Trips[4]	6,881
Available Capacity[4]	20,589
Potential Impact Generated by Proposed Site Plan[5]	613
Residual Capacity after Proposed Site Plan[6]	**19,976**

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 February 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235) (106)[1]
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,732
Reserved Trips[4]	627
Available Capacity[4]	1,751
Potential Impact Generated by Proposed Site Plan [5]	58
Residual Capacity after Proposed Site Plan[6]	**1,693**

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 February 2023 Development Monitoring Report.
5 Trip Distribution: Segment 4: 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 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	338,274
Available Capacity	652,309
Increase in Potable Water Demand from Application[3]	3,035
Residual Capacity	**649,274**
Percentage of Permitted Design Capacity Utilized	**71.77%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua February 2023 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code.

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	308,184
Available Capacity	433,816
Increase/Decrease in Sanitary Sewer Demand from Application[3]	3,035
Residual Capacity	**430,781**
Percentage of Permitted Design Capacity Utilized	**71.28%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua February 2023 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Cod.*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024	7,851.88
Reserved Capacity[2]	38,439.28	7,015.17
Increase in Demand Generated by Application[3]	398	72.64
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua February 2023 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996; City of Alachua Comprehensive Plan*
4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
MOTORY GROUP, LLC
STAFF REPORT

CONDITIONS:

1. 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.
2. In order to comply with the Use-Specific Standards as set forth in Sections 4.3.4(J)(2) and 4.3.4(J)(3), the Applicant agrees to the following:
   a. No vehicle displays shall occur within a required setback or buffer;
   b. There shall be no vehicle display on top of a building;
   c. No other materials other than motor vehicles shall be offered for sale between the principal structure and US Highway 441;
   d. Vehicles shall not be tested on any residential street;
   e. All vehicles associated with automobile servicing shall be repaired and stored within an enclosed building;
   f. There shall be no outdoor speakers or public address system used; and,
   g. Service vehicles shall not be parked or stored as a source of parts.
3. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
4. The Applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

MOTORY GROUP, LLC
SITE PLAN
STAFF REPORT

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

April 10, 2023

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

Re: Motory Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 29, 2023

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Motory Site Plan Application

Dear Ms. Vega:

On March 27, 2023, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. 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 **April 18, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 4, 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, April 4, 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, April 17, 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*)
Govinda Romero, Motory Group, LLC *(by electronic mail)*
Project File

March 24, 2023

City of Alachua
Planning & Community Development
Justin Tabor, AICP

Re: Planning Assistance Team Review: Motory Site Plan Application

The applicant's responses to the *JB Professional Group* Review comments issued on 03/13/2023 are below.

C310 – Paving, Grading and Drainage Plan

1. Previous Comment: The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.
   Second Comment: Contours are shown traveling through silt fence and tree protection fencing. Fencing or grading will need to be revised.
   Comment not addressed, grading goes through silt fence and tree protection.
   Response: Grading has been revised to not go through silt fence and tree protection.

2. Will sidewalks immediately north of aisle to the east of building be step up or flush? Consider a thickened sidewalk or something to prevent vehicles from parking on sidewalk at this area.
   Response: The sidewalk on the west of the aisle has been slightly raised.

3. It appears that the cross slope leaving the door on the south of the building and the east of the building will have a cross slope exceeding 2%. Please add additional spots where required to demonstrate ADA compliance.
   Response: Cross slope has been changed to 2% max. The ADA route is to the South of the building, so the North East door is not affected by ADA compliancy.

4. Grading of aisle leading down to S-4 appears to be very flat, provide additional spots in the centerline of the aisle to demonstrate positive discharge to inlet.
   Response: Slope is 0.56% which is not considered flat since parking areas can be graded down to 0.3%.

5. The parking lot has quite a few areas which spot elevations are not provided. This will make it very difficult for the contractor to interpret cross slopes and makes it difficult to fully review grading plan and scheme.
   Response: Parking area has the spot elevations and contours and the reviewer has enough experience to determine the main flow pattern. The contractor can build with this information. This comment is related to means and methods.

6. Sidewalk in NE corner of building slopes back towards building and will cause water to pool at NE building corner.
   Response: Grading has been revised for sidewalk in NE corner of building.

C320 – Paving, Grading and Drainage Plan

1. Previous Comment: The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.
   Second Comment: Contours are shown traveling through silt fence and tree protection fencing. Fencing or grading will need to be revised.
   Comment not addressed, grading goes through silt fence and tree protection
   Response: Grading has been revised to not go through silt fence and tree protection.

2. Several doors appear to have a cross slope exceeding 2%. Please add additional spots where required to demonstrate ADA compliance.
   Response: Cross slope has been changed to 2% max. The ADA route is to the South of the building, next to the H/C parking spots.

3. Suggest adding a blow up or additional clarification on grading of ramps and handicap spaces. These areas are difficult to interpret and appear to have some inconsistencies. Please clarify limits of ramped areas and which areas will remain flush.
   Response: Scale of plan (1:20) is appropriate. Labels have been added to show flush areas.

4. Please provide grades or detail to sidewalk connections to the asphalt on the corners of the buildings. The design intention is unclear.
   Response: Spot elevations have been added for clarifications.

C340 – Basin Detail

1. ICPR model does not match plans on weir from structure S-14. ICPR shows this as a 3' slot, plan shows a 24" slot. Invert of pipe from S-14 to Basin 2 is not consistent. Please revise to ensure that model and plans are consistent.
   Response: Plans have been updated to show a 36" weir. Inverts from S-14 to Basin 2 have been updated in the plans to match the ICPR model inputs.

C430 – Offsite Utility Plan

1. Minimum pipe slope for 8" PVC WW is 0.40%. Please revise pipe connecting to sanitary MH Structure 8.
   Response: All the 8" PVC WW are 0.40% minimum.

C440 – Lift Station Details

1. Suggest providing grades of lift station pad on grading plans. Per detail, the lift station will be over 18” above the parking lot. This could create maintenance issues.
   Response: Elevations have been revised for lift station

Please let us know If you have any questions regarding this application.

Sincerely,

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

RE: Request for Review: Motory Site Plan

Tim Boehlein, EI <tim.boehlein@jbpro.com>

Mon 3/13/2023 5:53 PM

Motory SP

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

Cc:Chris Potts, PE <chris.potts@jbpro.com>;

1 attachments (160 KB)

JBPro - Review Comment Letter.pdf;

Good afternoon Justin,

I apologize for the delay in getting back with you, please see attached our review comments for Motory Site Plan.

Thanks,

Tim Boehlein, EI, LEED GA
Construction Engineering Manager

o (352) 375-8999 x1205
c (352) 575-5455

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Land Planning
Construction Services

See what we've been up to at jbpro.com.

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, February 22, 2023 1:23 PM
To: Tim Boehlein, EI <tim.boehlein@jbpro.com>
Cc: Chris Potts, PE <chris.potts@jbpro.com>
Subject: Re: Request for Review: Motory Site Plan

Tim,

EDA has resubmitted the plans for Motory. Could you please review to confirm if the comments from your letter dated 2/8/23 have been addressed? Please respond by Thursday, 3/2/23.

Application materials can be accessed at the links below:
Plans
All Application Materials

Sincerely,

Justin Tabor, AICP
Principal Planner

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

March 13, 2023

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

Re: Motory Site Plan

Dear Mr. Tabor:

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

C310 – Paving, Grading and Drainage Plan

1. *Previous Comment: The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.*
   Second Comment: Contours are shown traveling through silt fence and tree protection fencing. Fencing or grading will need to be revised.
   Comment not addressed, grading goes through silt fence and tree protection.
2. Will sidewalks immediately north of aisle to the east of building be step up or flush? Consider a thickened sidewalk or something to prevent vehicles from parking on sidewalk at this area.
3. It appears that the cross slope leaving the door on the south of the building and the east of the building will have a cross slope exceeding 2%. Please add additional spots where required to demonstrate ADA compliance.
4. Grading of aisle leading down to S-4 appears to be very flat, provide additional spots in the centerline of the aisle to demonstrate positive discharge to inlet.
5. The parking lot has quite a few areas which spot elevations are not provided. This will make it very difficult for the contractor to interpret cross slopes and makes it difficult to fully review grading plan and scheme.
6. Sidewalk in NE corner of building slopes back towards building and will cause water to pool at NE building corner.

C320 – Paving, Grading and Drainage Plan

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   Comment not addressed, grading goes through silt fence and tree protection.
2. Several doors appear to have a cross slope exceeding 2%. Please add additional spots where required to demonstrate ADA compliance.
3. Suggest adding a blow up or additional clarification on grading of ramps and handicap spaces. These areas are difficult to interpret and appear to have some inconsistencies. Please clarify limits of ramped areas and which areas will remain flush.
4. Please provide grades or detail to sidewalk connections to the asphalt on the corners of the buildings. The design intention is unclear.

C340 – Basin Detail

1. ICPR model does not match plans on weir from structure S-14. ICPR shows this as a 3' slot, plan shows a 24" slot. Invert of pipe from S-14 to Basin 2 is not consistent. Please revise to ensure that model and plans are consistent.

C430 – Offsite Utility Plan

1. Minimum pipe slope for 8" PVC WW is 0.40%. Please revise pipe connecting to sanitary MH Structure 8.

C440 – Lift Station Details

1. Suggest providing grades of lift station pad on grading plans. Per detail, the lift station will be over 18" above the parking lot. This could create maintenance issues.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

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: **March 6, 2023**

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

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

TR 3/6/2023

RE: **Motory Site Plan**

Public Services has reviewed the subject project (Feb 16, 2023 Documents with follow-up updated sheets) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **Sheet C310:** • The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **Sheet C400:** • General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION" • Please "WATER FITTING SCHEDULE" to "WATER **SYSTEM** FITTING

NO.	COMMENTS
	SCHEDULE" • Water Fitting 2: Please change to 1 – 8" **DI** 90 BEND" • Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS" • Add " WATER SYSTEM NOTES SEE C401" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
3	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** • At the water meter (fitting # 4), add text "END OF COA MAINTENANCE" • At MH-4, add text "END OF COA MAINTENANCE" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** • At the water meter (near fitting # 4), add text "END OF COA MAINTENANCE" Please **resubmit** this sheet **(Conditional Approval).** **Comment on Jan 19th Submittal** WW Structure Schedule, MH-4: Please change spelling to: "END **OF** COA MAINTENANCE". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16th, 2023 Submittal** **Approved**
4	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** Please add Water System Notes as follows: WATER SYSTEM NOTES

NO.	COMMENTS

1. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".
2. PVC WATER PIPE SHALL BE C900 DR-18.
3. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.
4. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309
5. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL.
6. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441.
7. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

Please **resubmit** this sheet.

Comment on Dec 05 2022 Submittal

Sheet C400

Please delete Water System Notes 6 & 7, & replace with

"6. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE SOUTH SIDE OF US 441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK & BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS.

7. ALL WATER PIPE SHALL BE NSF-61 RATED".

General Utility Note 15: Suggest deleting this note as it does not appear to apply to this project. Suggest replacing with:

"15. 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. "

Sanitary Sewer Note 10: Please delete this note as COA no longer requires tracer wire on gravity wastewater mains."

Please **resubmit** Sheet C400.

Conditional Approval

NO.	COMMENTS
	Comment on Jan 19th Submittal **Sheet C400** Water System Note 7: Please change spelling to: **"NSF-61".** **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16th, 2023 Submittal** **Approved**
5.	**Comment on Oct 27, 2022 Submittal** **Sheet C430:** • Show gate valves on both sides of the US-441 crossing. • As previously mentioned, resolve the conflict between the water main and the stormwater system near S-17. • Show and specify the construction technique(s) necessary; for example, jack & bore, required to install the water and gravity wastewater mains under US-441. • Restraint of existing transmission main may be required because the new water main will likely cause a force imbalance. Thus, near fitting 1, add a note with text similar to: "RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149". Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
6.	**Comment on Oct 27, 2022 Submittal** **Sheet C440:** • Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type. Please **submit** response & **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** In Pump Specifications Table and Beneath Model Number, please add: "PUMP TYPE GRINDER". Please **resubmit** this sheet.

NO.	COMMENTS
	Conditional Approval Comment on Jan 19th Submittal Approved.
7.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** • Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121. • Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145 Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** Detail 115 is duplicated. Please delete the upper one as it is not current. Please **resubmit** this sheet. **Conditional Approval** Comment on Jan 19th Submittal Approved
8.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** Please add the following details to this or other sheets (CoA will provide a link to the details): • 303 Bedding & Trenching • 318 Tracer Wire Access point • 103 Fire hydrant • 309 Joint Restraint • 149 Water Service Connection (Thrust Restraint) • 321A Tracer Wire Legend Please **resubmit** this sheet. Comment on Dec 05 2022 Submittal Approved

NO.	COMMENTS
9	**Comment on Oct 27, 2022 Submittal** **Sheet L301:** • Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet. • The City is recommending that the water main under the road be relocated so it is off the road. • Please coordinate with your piping specialist. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** The water main has been relocated so that it is off the road. Trees now interfere with the water main (and also UGE). Note that the City requires that water mains be installed at least 10 feet away from tree trunks, especially live oaks. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** See comment 21. Tree location may need to be changed, certain trees deleted, or replacing trees with a different species. Coordinate with the site civil engineer. **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 16 2023 Submittal** Please add the following note to L301: " General Note: 1. Plant all tree trunks at least 10 feet from water mains. Prior to planting, review utility plans and actual location of installed water mains." **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 Follow-up Updated Sheet **Approved**
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11	**Comment on Oct 27, 2022 Submittal** **Sheet C110:** • Please check project title of "ROMERO" on this sheet. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
12	**Comment on Oct 27, 2022 Submittal** **General Electrical** Please **resubmit** this sheet. This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed. **Comment on Dec 05 2022 Submittal** The electrical primary power is not the responsibility of COA. Suggest coordinating with the provider of primary power for required PUEs around primary power circuits, transformers, etc. **FYI**
13	**New Comment on Dec 05 2022 Submittal** **Sheet C350** Maintenance Note 1, Maintenance Responsibility

NO.	COMMENTS
	The word "EXISTING" maybe be misleading. Thus suggest deleting it so the phrase in part reads "MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM". Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** **Approved**
14	**New Comment on Dec 05 2022 Submittal** **Sheet C410** Please show the PUEs around the WM pipe & including the water meters. Please clarify the WM materials. Note that COA requires that WM pipe be DI under roads. Please call which WM pipe is DI & which is PVC. Also, call out the PVC-DI transitions. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Please show a PUE around the fire hydrant and water piping supplying it, Water Fitting 6 near top of sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Feb 16 2023 Submittal** **Approved**
15	**New Comment on Dec 05 2022 Submittal** **Sheet C420** Please show the PUEs around the WM pipe & including the water meter and fire hydrant. Please clarify the WM pipe materials. Please call out "COA END OF MAINTENANCE" at the water meter between fittings 6 & 7. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal**

NO.	COMMENTS
	Please change spelling to: "COA END OF **MAINTENANCE".** **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
16	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Water Main Crossing US-441** Please clarify the WM pipe materials, including that in the jack and bore segment Suggest identifying the bore and receiving pits and call out their dimensions. 10-inch steel casing is too small for a 8-inch water main. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Review size of boring & receiving pits. The boring pit associated with the boring machine will need to be larger. On a previous project, the boring pit size was 60 X 15 feet. This size is needed to accommodate the encasement pipe, which came in 40-foot segments. Because this is a "means and methods" issue, this comment is made as a suggestion that the design engineer consider and not a COA requirement. Thus, this comment is rated as: **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Additional Comment on Jan 19th Submittal** Please replace text "PIPE IN CASING SHALL BE DI" with

NO.	COMMENTS
	"PIPE IN CASING SHALL BE 8-INCH CLDI WITH RESTRAINED JOINTS" **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 16 2023 Submittal** Sheet C430 calls out casing sizes for both 8-inch water and gravity WW mains as 16-inch. Please note that Par 2.8 of the COA Design & Construction Manual requires a 16-inch casing for an 8-inch water main, but an **18-inch casing** for gravity wastewater. Either change the gravity WW casing to 18-inch or **submit** supporting information that a 16-inch casing is acceptable for an 8-inch gravity WW main. **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 Follow-up Updated Sheet** **Approved**
17	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Gravity Wastewater Main Crossing US-441** Please clarify the WW pipe M materials, including that in the jack and bore segment Call out "Jack-and-Bore, etc." text. Call out casing material and size. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Review size of boring & receiving pits. The boring pit associated with the boring machine will need to be larger. As per a previous project, the boring pit size was 60 X 15 feet. This size is needed to accommodate the encasement pipe, which came in 40-foot segments. Because this is a "means and methods" issue, this comment is made as a suggestion that the design engineer consider and not a COA requirement.

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18	**New Comment on Dec 05 2022 Submittal** **Sheets C410, C420, C430 and others** The design includes 10 new manholes. Four new manholes (MH-1 through 4) will be the responsibility of COA. Please include Detail 215 in the documents. Clarify that at least MH-1 through -4 shall conform to Detail 215. Also include related Details 209 & 216. Please **resubmit** these sheets **Conditional Approval** **Comment on Jan 19th Submittal** **Sheet C470** Some text of Detail 215 is shown as vertical. Please modify so this text is horizontal. **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
19	**New Comment on Dec 05 2022 Submittal** **Sheet as Applicable** After incorporating the markups, please include Jack and Bore Detail 424 in the documents. (CoA has no in-house CAD technician.)

NO.	COMMENTS
	Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** **Approved**
20.	**New Comment on Dec 05 2022 Submittal** Summary: As per preceding comments, the following sheets are rated Conditional Approval. C110 C350 C400, C410, C420, C430, C440, C450, C460 L301 **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 Jan 19th Submittal** Change and, if necessary, modify sheets as per comments above. **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
21	**New Comment on Jan 19th Submittal** **Sheet C410** Completely implementing comments below may not be possible. Thus, if any issues raises arise, please contact COA. • Please change the PUE for the water main to a 20-foot width, which is a COA design requirement that has often not be enforced in the past. • As instructed, the water main has been moved so it is no longer under the road.

NO.	COMMENTS
	Please move the water main so that it is 10 ft. from the edge of the road. • By so doing, the water main might now be with 10 ft of the live oak trunks. Please adjust tree location so that the 10 foot minimum distance between tree trunk and water main location is maintained. If not possible, either eliminate trees, change to different trees species, etc. Please **resubmit** this sheet. **Comment on Feb 16 2023 Submittal** The Engineer's response was that a 20 ft PUE has been provided, yet revised sheet C410 shows the PUE at 10 ft. On sheets **C410 & C420**, please change the PUE call-out to 20 feet. Note: The scaled PUE appears to be 20 feet, but it is called out as 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 Follow-up Updated Sheet** **Approved**
22	**New Comment on Jan 19th Submittal** **Sheet C430** Please identify & call-out existing roads, particularly, those on the lower left and lower right. Is the lower left existing road NW 104th Terrace? Is the lower right existing road NW 101st Drive? Please review existing gravity piping of the existing manhole shown on the lower left. If this existing manhole is next to NW 104st Terrace, it is likely that there is an existing pipe connecting this MH to Lift Station 24, which is on the other side of NW 104St. Terrace. Please evaluate. Water fitting 1 calls out an 8-inch hot tap to an existing 8-inch main. Please evaluate. COA has reason to believe that the existing water near NW 101st Drive is 16-inch. Please **resubmit** this sheet. **Comment on Feb 16 2023 Submittal** **Sheet C430**, Water Fitting Schedule, Keyed Note 1: First line, please change to: CONNECT PROPOSED 8" WATER MAIN TO EXISTING **16"** WATER MAIN.

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.) **Comment on Follow-up Updated Sheet** **Approved**
23	**New Comment on Jan 19th Submittal** COA noticed that there does not appear to be any road design in the site plans. Because these private roads, COA has no other comments **FYI**
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

Fwd: Pub Serv Sub Comments - Motory SP

Justin Tabor <jtabor@cityofalachua.com>

Thu 3/2/2023 8:06 AM

Sent Items

To: Claudia Vega <cvega@edafl.com>;

Cc: Sergio Reyes <sreyes@edafl.com>; Stephanie Sutton <ssutton@edafl.com>; Thomas Ridgik <th_ridgik@cityofalachua.org>;

1 attachments (2 MB)

Motory-SP-Feb-16-TR-Init.pdf;

Claudia,

Please see the attached comments from Public Services regarding the Motory Site Plan. As the deadline is today to resubmit, if you can incorporate these changes and resubmit on Monday, this would also be acceptable.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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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: **March 2, 2023**

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

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

TJR 3/2/2023

RE: **Motory Site Plan**

Public Services has reviewed the subject project (Feb 16, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **Sheet C310:** • The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **Sheet C400:** • General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION" • Please "WATER FITTING SCHEDULE" to "WATER **SYSTEM** FITTING SCHEDULE"

NO.	COMMENTS
	• Water Fitting 2: Please change to 1 – 8" **DI** 90 BEND" • Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS" • Add " WATER SYSTEM NOTES SEE C401" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
3	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** • At the water meter (fitting # 4), add text "END OF COA MAINTENANCE" • At MH-4, add text "END OF COA MAINTENANCE" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** • At the water meter (near fitting # 4), add text "END OF COA MAINTENANCE" Please **resubmit** this sheet **(Conditional Approval).** **Comment on Jan 19th Submittal** WW Structure Schedule, MH-4: Please change spelling to: "END **OF** COA MAINTENANCE". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16th, 2023 Submittal** **Approved**
4	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** Please add Water System Notes as follows: WATER SYSTEM NOTES 1. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM

NO.	COMMENTS

SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".

2. PVC WATER PIPE SHALL BE C900 DR-18.
3. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.
4. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309
5. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL.
6. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441.
7. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

Please **resubmit** this sheet.

Comment on Dec 05 2022 Submittal

Sheet C400

Please delete Water System Notes 6 & 7, & replace with

"6. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE SOUTH SIDE OF US-441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK & BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS.

7. ALL WATER PIPE SHALL BE NSF-61 RATED".

General Utility Note 15: Suggest deleting this note as it does not appear to apply to this project. Suggest replacing with:

"15. 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. "

Sanitary Sewer Note 10: Please delete this note as COA no longer requires tracer wire on gravity wastewater mains."

Please **resubmit** Sheet C400.

Conditional Approval

Comment on Jan 19th Submittal

NO.	COMMENTS
	Sheet C400 Water System Note 7: Please change spelling to: **"NSF-61".** **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16th, 2023 Submittal** **Approved**
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6.	**Comment on Oct 27, 2022 Submittal** **Sheet C440:** • Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type. Please **submit** response & **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** In Pump Specifications Table and Beneath Model Number, please add: "PUMP TYPE GRINDER". Please **resubmit** this sheet.

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13	**New Comment on Dec 05 2022 Submittal** **Sheet C350** Maintenance Note 1, Maintenance Responsibility The word "EXISTING" maybe be misleading. Thus suggest deleting it so the phrase in part

NO.	COMMENTS
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NO.	COMMENTS
	"COA END OF **MAINTENANCE**". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
16	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Water Main Crossing US-441** Please clarify the WM pipe materials, including that in the jack and bore segment Suggest identifying the bore and receiving pits and call out their dimensions. 10-inch steel casing is too small for a 8-inch water main. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Review size of boring & receiving pits. The boring pit associated with the boring machine will need to be larger. On a previous project, the boring pit size was 60 X 15 feet. This size is needed to accommodate the encasement pipe, which came in 40-foot segments. Because this is a "means and methods" issue, this comment is made as a suggestion that the design engineer consider and not a COA requirement. Thus, this comment is rated as: **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Additional Comment on Jan 19th Submittal** Please replace text "PIPE IN CASING SHALL BE DI" with "PIPE IN CASING SHALL BE 8-INCH CLDI WITH RESTRAINED JOINTS"

NO.	COMMENTS
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17	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Gravity Wastewater Main Crossing US-441** Please clarify the WW pipe M materials, including that in the jack and bore segment Call out "Jack-and-Bore, etc." text. Call out casing material and size. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Review size of boring & receiving pits. The boring pit associated with the boring machine will need to be larger. As per a previous project, the boring pit size was 60 X 15 feet. This size is needed to accommodate the encasement pipe, which came in 40-foot segments. Because this is a "means and methods" issue, this comment is made as a suggestion that the design engineer consider and not a COA requirement. Thus, this comment is rated as: **Approved as Noted.**

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18	**New Comment on Dec 05 2022 Submittal** **Sheets C410, C420, C430 and others** The design includes 10 new manholes. Four new manholes (MH-1 through 4) will be the responsibility of COA. Please include Detail 215 in the documents. Clarify that at least MH-1 through -4 shall conform to Detail 215. Also include related Details 209 & 216. Please **resubmit** these sheets **Conditional Approval** **Comment on Jan 19th Submittal** **Sheet C470** Some text of Detail 215 is shown as vertical. Please modify so this text is horizontal. **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
19	**New Comment on Dec 05 2022 Submittal** **Sheet as Applicable** After incorporating the markups, please include Jack and Bore Detail 424 in the documents. (CoA has no in-house CAD technician.) Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal**

NO.	COMMENTS
	Approved
20.	**New Comment on Dec 05 2022 Submittal** Summary: As per preceding comments, the following sheets are rated Conditional Approval. C110 C350 C400, C410, C420, C430, C440, C450, C460 L301 **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 Jan 19th Submittal** Change and, if necessary, modify sheets as per comments above. **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Comment on Feb 16 2023 Submittal** **Approved**
21	**New Comment on Jan 19th Submittal** **Sheet C410** Completely implementing comments below may not be possible. Thus, if any issues raises arise, please contact COA. • Please change the PUE for the water main to a 20-foot width, which is a COA design requirement that has often not be enforced in the past. • As instructed, the water main has been moved so it is no longer under the road. Please move the water main so that it is 10 ft. from the edge of the road. • By so doing, the water main might now be with 10 ft of the live oak trunks. Please adjust tree location so that the 10 foot minimum distance between tree trunk and water main location is maintained. If not possible, either eliminate trees, change to

NO.	COMMENTS
	different trees species, etc. Please **resubmit** this sheet. **Comment on Feb 16 2023 Submittal** The Engineer's response was that a 20 ft PUE has been provided, yet revised sheet C410 shows the PUE at 10 ft. On sheets **C410 & C420**, please change the PUE call-out to 20 feet. Note: The scaled PUE appears to be 20 feet, but it is called out as 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.)
22	**New Comment on Jan 19th Submittal** **Sheet C430** Please identify & call-out existing roads, particularly, those on the lower left and lower right. Is the lower left existing road NW 104th Terrace? Is the lower right existing road NW 101st Drive? Please review existing gravity piping of the existing manhole shown on the lower left. If this existing manhole is next to NW 104st Terrace, it is likely that there is an existing pipe connecting this MH to Lift Station 24, which is on the other side of NW 104St. Terrace. Please evaluate. Water fitting 1 calls out an 8-inch hot tap to an existing 8-inch main. Please evaluate. COA has reason to believe that the existing water near NW 101st Drive is 16-inch. Please **resubmit** this sheet. **Comment on Feb 16 2023 Submittal** **Sheet C430**, Water Fitting Schedule, Keyed Note 1: First line, please change to: CONNECT PROPOSED 8" WATER MAIN TO EXISTING **16"** WATER MAIN. **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
23	**New Comment on Jan 19th Submittal** COA noticed that there does not appear to be any road design in the site plans. Because these private roads, COA has no other comments **FYI**
	END OF COMMENTS

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 9, 2023

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Third Planning Assistance Team (PAT) Review: Motory Site Plan Application

Dear Ms. Vega:

On January 23, 2023, the City of Alachua received your revised application for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. The application proposes the construction of a ±5,909 square foot dealership building and a ±25,480 square foot service building with associated site improvements on a ±4.43 acre portion of Tax Parcel Number 05970-004-000. The revised application received on January 23, 2023 was submitted to address the PAT review comments issued to you in a letter dated December 27, 2022.

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 **February 16, 2023**. Materials may be submitted electronically to the project planner.

Please address the following:

Previous Comments – 11/21/22 PAT Review Comments

1. *Section 6.8, Design Standards for Business Uses / Architectural Plans*
   a. West elevation of repair building is subject to compliance with Section 6.8.2 per Section 6.8.2(A)(1). Please address.

   Remaining Issue: Glazing calculations are incorrect. Per Section 6.8.2(A)(2)(ii), for purposes of glazing calculations, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. Glazing calculations calculate the square footage and ratio of glazing to this square footage for an area between 3 feet and 5 feet of the façade. Revise glazing calculations and required glazing to be consistent with Section 6.8.2(A)(2).

b. Provide glazing calculations for the south façade of the dealership building and the west façade of the repair building.

Remaining Issue: Comment was not addressed for the south façade of the dealership building.

c. Provide detail on either the civil or architectural plans that confirms the design of the south elevation of the dealership building complies with the façade massing requirements of Section 6.8.2(A)(2)(b).

Remaining Issue: Per Section 6.8.2(A)(2)(b), pilasters must be a minimum of 1 foot in depth. The revised architectural plans submitted by email on January 31, 2023 notes a depth of 10 inches.

New Comments – 1/23/23 Resubmittal

2. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a letter dated February 1, 2023.
   b. Please reference information comments provided by the Building Department in a memorandum dated January 24, 2023.
   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro in a letter dated February 9, 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)*
Govinda Romero, Motory Group, 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 2, 2023**

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

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

RV 2/1/2023

RE: **Motory Site Plan**

Public Services has reviewed the subject project (Jan 19, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **Sheet C310:** • The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **Sheet C400:** • General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION" • Please "WATER FITTING SCHEDULE" to "WATER **SYSTEM** FITTING SCHEDULE"

NO.	COMMENTS
	• Water Fitting 2: Please change to 1 – 8" **DI** 90 BEND" • Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS" • Add " WATER SYSTEM NOTES SEE C401" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
3	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** • At the water meter (fitting # 4), add text "END OF COA MAINTENANCE" • At MH-4, add text "END OF COA MAINTENANCE" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** • At the water meter (near fitting # 4), add text "END OF COA MAINTENANCE" Please **resubmit** this sheet **(Conditional Approval).** **Comment on Jan 19th Submittal** WW Structure Schedule, MH-4: Please change spelling to: "END **OF** COA MAINTENANCE". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed.
4	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** Please add Water System Notes as follows: WATER SYSTEM NOTES 1. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".

NO.	COMMENTS

2. PVC WATER PIPE SHALL BE C900 DR-18.
3. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.
4. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309
5. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL.
6. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441.
7. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

Please **resubmit** this sheet.

Comment on Dec 05 2022 Submittal

Sheet C400

Please delete Water System Notes 6 & 7, & replace with

"6. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE SOUTH SIDE OF US-441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK & BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS.

7. ALL WATER PIPE SHALL BE NSF-61 RATED";

General Utility Note 15: Suggest deleting this note as it does not appear to apply to this project. Suggest replacing with:

"15. 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. "

Sanitary Sewer Note 10: Please delete this note as COA no longer requires tracer wire on gravity wastewater mains."

Please **resubmit** Sheet C400.

Conditional Approval

Comment on Jan 19th Submittal
Sheet C400
Water System Note 7: Please change spelling to:

NO.	COMMENTS
	"NSF-61". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed.
5.	**Comment on Oct 27, 2022 Submittal** **Sheet C430:** • Show gate valves on both sides of the US-441 crossing. • As previously mentioned, resolve the conflict between the water main and the stormwater system near S-17. • Show and specify the construction technique(s) necessary; for example, jack & bore, required to install the water and gravity wastewater mains under US-441. • Restraint of existing transmission main may be required because the new water main will likely cause a force imbalance. Thus, near fitting 1, add a note with text similar to: "RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149". Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
6.	**Comment on Oct 27, 2022 Submittal** **Sheet C440:** • Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type. Please **submit** response & **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** In Pump Specifications Table and Beneath Model Number, please add: "PUMP TYPE GRINDER". Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal**

NO.	COMMENTS
	Approved.
7.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** • Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121. • Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145 Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** Detail 115 is duplicated. Please delete the upper one as it is not current. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** **Approved**
8.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** Please add the following details to this or other sheets (CoA will provide a link to the details): • 303 Bedding & Trenching • 318 Tracer Wire Access point • 103 Fire hydrant • 309 Joint Restraint • 149 Water Service Connection (Thrust Restraint) • 321A Tracer Wire Legend Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
9	**Comment on Oct 27, 2022 Submittal** **Sheet L301:**

NO.	COMMENTS
	• Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet. • The City is recommending that the water main under the road be relocated so it is off the road. • Please coordinate with your piping specialist. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** The water main has been relocated so that it is off the road. Trees now interfere with the water main (and also UGE). Note that the City requires that water mains be installed at least 10 feet away from tree trunks, especially live oaks. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** See comment 21. Tree location may need to be changed, certain trees deleted, or replacing trees with a different species. Coordinate with the site civil engineer. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
10	**Comment on Oct 27, 2022 Submittal** **Sheets C410, C420 & C430:** • CoA will have maintenance responsibility of the water piping upstream the water meters. Water meter location is such that upstream water piping is now shown under the road. • Please relocate the water piping supplying the water meters so that it is not under the road. Please **resubmit** these sheets. **Comment on Dec 05 2022 Submittal** **Approved**

NO.	COMMENTS
11	**Comment on Oct 27, 2022 Submittal** **Sheet C110:** • Please check project title of "ROMERO" on this sheet. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
12	**Comment on Oct 27, 2022 Submittal** **General Electrical** Please **resubmit** this sheet. This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed. **Comment on Dec 05 2022 Submittal** The electrical primary power is not the responsibility of COA. Suggest coordinating with the provider of primary power for required PUEs around primary power circuits, transformers, etc. **FYI**
13	**New Comment on Dec 05 2022 Submittal** **Sheet C350** Maintenance Note 1, Maintenance Responsibility The word "EXISTING" maybe be misleading. Thus suggest deleting it so the phrase in part reads "MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM". Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** **Approved**
14	**New Comment on Dec 05 2022 Submittal** **Sheet C410** Please show the PUEs around the WM pipe & including the water meters. Please clarify the WM materials. Note that COA requires that WM pipe be DI under roads. Please call which WM pipe is DI & which is PVC. Also, call out the PVC-DI transitions. Please **resubmit** this sheet. **Conditional Approval**

NO.	COMMENTS
	Comment on Jan 19th Submittal Please show a PUE around the fire hydrant and water piping supplying it, Water Fitting 6 near top of sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
15	**New Comment on Dec 05 2022 Submittal** **Sheet C420** Please show the PUEs around the WM pipe & including the water meter and fire hydrant. Please clarify the WM pipe materials. Please call out "COA END OF MAINTENANCE" at the water meter between fittings 6 & 7. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Please change spelling to: "COA END OF **MAINTENANCE**". **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed.
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NO.	COMMENTS
	COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** Review size of boring & receiving pits. The boring pit associated with the boring machine will need to be larger. On a previous project, the boring pit size was 60 X 15 feet. This size is needed to accommodate the encasement pipe, which came in 40-foot segments. Because this is a "means and methods" issue, this comment is made as a suggestion that the design engineer consider and not a COA requirement. Thus, this comment is rated as: **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed. **Additional Comment on Jan 19th Submittal** Please replace text "PIPE IN CASING SHALL BE DI" with "PIPE IN CASING SHALL BE 8-INCH CLDI WITH RESTRAINED JOINTS" **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.)
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19	**New Comment on Dec 05 2022 Submittal** **Sheet as Applicable** After incorporating the markups, please include Jack and Bore Detail 424 in the documents.

NO.	COMMENTS
	(CoA has no in-house CAD technician.) Please **resubmit** this sheet. **Conditional Approval** **Comment on Jan 19th Submittal** **Approved**
20.	**New Comment on Dec 05 2022 Submittal** Summary: As per preceding comments, the following sheets are rated Conditional Approval. C110 C350 C400, C410, C420, C430, C440, C450, C460 L301 **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 Jan 19th Submittal** Change and, if necessary, modify sheets as per comments above. **Approved as Noted.** Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. Please send an email to Public Services, Tom Ridgik, th_ridgik@cityofalachua. org that this comment has been addressed.
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NO.	COMMENTS
	Please move the water main so that it is 10 ft. from the edge of the road. • By so doing, the water main might now be with 10 ft of the live oak trunks. Please adjust tree location so that the 10 foot minimum distance between tree trunk and water main location is maintained. If not possible, either eliminate trees, change to different trees species, etc. Please **resubmit** this sheet.
22	**New Comment on Jan 19th Submittal** **Sheet C430** Please identify & call-out existing roads, particularly, those on the lower left and lower right. Is the lower left existing road NW 104th Terrace? Is the lower right existing road NW 101st Drive? Please review existing gravity piping of the existing manhole shown on the lower left. If this existing manhole is next to NW 104st Terrace, it is likely that there is an existing pipe connecting this MH to Lift Station 24, which is on the other side of NW 104St. Terrace. Please evaluate. Water fitting 1 calls out an 8-inch hot tap to an existing 8-inch main. Please evaluate. COA has reason to believe that the existing water near NW 101st Drive is 16-inch. Please **resubmit** this sheet.
23	**New Comment on Jan 19th Submittal** COA noticed that there does not appear to be any road design in the site plans. Because these private roads, COA has no other comments **FYI**
	END OF COMMENTS

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

Permit Number: N/A

Review Date: 01/24/2022

Applicant/Contractor: Motory site plan comments

Project Address:

☐ **APPROVED WITH CONDITIONS**
☐ **REVISE AND RESUBMIT**
☐ **DENIED, FOR REASONS STATED BELOW**

The City of Alachua Building Department has reviewed the referenced Permit Application for compliance with applicable standards and regulations, including but not limited to standards and regulations within the City's Comprehensive Plan, Land Development Regulations (LDRs), Code of Ordinances, and Florida Building code. The following comments and/or conditions are provided:

COMMENTS / CONDITIONS

1) **When submitting plans all sheets and supporting documents shall be properly signed and sealed.**
2) **Breakroom sink on A sheets not showing the sinks clear floor space.**
3) **Private Restroom must fully comply with Florida Accessibility unless specific exceptions are given. All fixture locations, clear floor space and turning space are all required. FBC-ACC 213.1**
4) **The private lift station will full under the FBC and inspection by the building department.**

Reviewed by: Date: 01/27/2023

Tim Hunt
Building Official, Flood plain manager

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

February 8, 2023

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

Re: Motory Site Plan

Dear Mr. Tabor:

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

C310 – Paving, Grading and Drainage Plan

1. *Previous Comment: Grading around building will need to be revised, and additional spots added for clarity. Please note, grade surrounding building should be 8" below finished floor elevation. With the grading of the sidewalk, this will cause pooling of water surrounding the buildings. Please revise and add additional spots for clarity.*
   Please note, that elevations were added around doors demonstrating that entrance to building is 8" below finished floor. Is this the design intent?
   Comment was referring to grassed areas surrounding building to be 8" below FFE to meet Florida building code requirements. The current plan does not appear to meet ADA standards.
2. *Previous Comment: Please clarify grades around handicap spaces. There are several spots that are unclear.*
   Spots are still illegible and do not denote design intent of handicap parking. There are sections of the sidewalk in excess of 9.00% along the accessible route.
3. *Previous Comment: Sidewalk in the southeast corner of the building appears to be fairly steep.*
   Sidewalk cross slope at referenced corner is 6.00% which does not meet ADA standards.
4. *Previous Comment: The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.*

Contours are shown traveling through silt fence and tree protection fencing. Fencing or grading will need to be revised.

5. *Previous Comment: Detail shows dumpster pad to be 6" step-up. Grading shown on sheet does not reflect this. Please revise for clarity.*
   What is reasoning for a .51' step-up on one side of pad and a .23' step-up on the other side of dumpster pad? Recommend revising spots.
6. Spot elevations should be revised surrounding the parking that was revised. Spot elevations appear to be erroneously placed outside of parking area.

C320 – Paving, Grading and Drainage Plan

1. *Previous Comment: Grading around building will need to be revised, and additional spots added for clarity. Please note, grade surrounding building should be 8" below finished floor elevation. With the grading of the sidewalk, this will cause pooling of water surrounding the buildings. Please revise and add additional spots for clarity.*
   Please note, that elevations were added around doors demonstrating that entrance to building is 8" below finished floor. Is this the design intent?
   Comment was referring to grassed areas surrounding building to be 8" below FFE to meet Florida building code requirements. The current plan does not appear to meet ADA standards.
2. *Previous Comment: The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.*
   Contours are shown traveling through silt fence and tree protection fencing. Fencing or grading will need to be revised.
3. *Previous Comment: Will median on west side of parking which is completely filled in with concrete be 6" step-up or flush? Please provide grades for clarity.*
   Response states that island will be 6" step up. Plans show a step-up of .82'.
4. *Previous Comment: Detail shows dumpster pad to be 6" step-up. Grading shown on sheet does not reflect this. Please revise for clarity.*
   Spot elevations show a very inconsistent curb in front of dumpster pad. Please confirm.
5. Several doors have been added which do not have a sidewalk connection or spot elevation.

C340 – Basin Detail

1. *Previous Comment: Please verify invert of S-14 in detail. The detail and table show different invert elevations.*
   Invert has not been revised.

2. *Previous Comment: Only .53' of freeboard is provided in basin. SRWMD requires 1' of freeboard.*
   Freeboard is not provided per cross section.

C430 – Offsite Utility Plan

1. Minimum pipe slope for 8" PVC WW is 0.40%. Please revise pipe connecting to sanitary MH Structure 8.

C440 – Lift Station Details

1. Please note, top of structure elevation does not match calculations.

Stormwater Report

1. 100-year flood elevations and weir information denoted in stormwater report does not match what is shown on the basin plans. Please revise.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

January 19, 2023

City of Alachua
Planning & Community Development
Justin Tabor, AICP

Re: Planning Assistance Team Review: Motory Site Plan Application

The applicant's responses to the *Planning Assistance Team (PAT)* Review comments issued on 11/21/2022 are below.

1. Section 4.3.4(J), Use-Specific Standards
   3. Per Section 4.3.4(J)(3)(k), service bay doors shall not be oriented toward any residential uses on adjacent lands. A residential use exists adjacent to the west of the repair building and a service bay door is proposed on the west elevation. Revise accordingly.
      - *Remaining Issue*: Comment was not addressed.

RESPONSE: Architectural plan was revised to cover the service bay door and meet the code. See revised architectural plans.

2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation
   - For clarity, please indicate the parking provided to serve the dealership building and indicate the parking provided for display of vehicles.
     - *Remaining Issue*: Comment was not addressed. Suggest hatching vehicle display areas on Sheets C130 and C200.

RESPONSE: Vehicle display area has been hatched and labeled on sheets C130 and C200.

3. Section 6.2, Tree Protection & Landscaping Standards

A. Perimeter Buffers

- Perimeter buffer calculations are not provided for the following: east perimeter of repair use; north perimeter of repair use; south perimeter of the repair use; west perimeter of sales use.
  - *Remaining Issue:* Per Table 6.2-2 and Section 6.2.2(D)(3)(d)(i), one-half of a Type C perimeter buffer is required for the north perimeter of the repair use. Per Table 6.2-2 and Section 6.2.2(D)(3)(d)(ii), a Type A south perimeter is required for the south perimeter of the repair use/north perimeter of the sales use.

RESPONSE: Perimeter buffers have been revised.

B. Arterial Screening

- Calculation of required arterial screening per Section 6.2.3(E) not provided. Note tree credits cannot be utilized to fulfill arterial screening.

- *Remaining Issue:* Evergreen hedge does not extend the entirety of US 441 frontage

RESPONSE: Evergreen hedge has been revised to extend the entirety of US 441.

- Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.
  - *Remaining Issue:* Calculations were not added to the plan.

RESPONSE: Total landscapes area and total open space area have been added to the plans.

4. Section 6.8, Design Standards for Business Uses / Architectural Plans
   - West elevation of repair building is subject to compliance with Section 6.8.2 per Section 6.8.2(A)(1). Please address.
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: Architectural plans have been revised.

   - Provide glazing calculations for the south façade of the dealership building and the west façade of the repair building.
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: Architect plans have been revised.

   - Provide detail on either the civil or architectural plans that confirms the design of the south elevation of the dealership building complies with the façade massing requirements of Section 6.8.2(A)(2)(b).
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: Architect plans have been revised.

   - Confirm metal building panels will not be visible behind board and batten siding on the south elevation of the dealership building.
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: Architect plans have been revised.

   - Per Section 6.8.2(A)(2)(d)(i), metal siding may not be used in more than 50% of a façade facing an existing residential use. This is applicable to the west elevation of the repair building. Please address.
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: Architect plans have been revised.

   - Per Section 6.8.2(C), a stub for future interconnection to the land adjacent to the east is required.
     - *Remaining* Issue: Comment was not addressed.

RESPONSE: For security reasons a stub out for future connection is not provided. The proposed use of the parcel requires to have a secure fence.

New Comments – 12/5/22 Resubmittal

5. Section 6.2, Tree Protection & Landscaping Standards
   A. Tree Credits

1. Several trees included within the tree credits table on Sheet L100 are identified as an "unknown" species. Tree species identified on the nuisance tree list are not eligible for tree credits. As the species of these trees are not known, they cannot be allocated for tree credits. Revise accordingly.

RESPONSE: Tree credit table has been revised.

B. *Tree Mitigation*

1. The tree mitigation calculations on Sheet L100 indicate that required mitigation is satisfied as a result of the number of trees provided to fulfill the landscaping requirements of Section 6.2.2. Per Section 6.2.1(D)(4)(b), when the applicant is required to replace a regulated or heritage tree up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the mitigation requirements. Presuming a code-minimum 2" caliper tree is planted to fulfill mitigation requirements 54 trees are required to fulfill the mitigation requirements for heritage trees to be removed (107 tree inches removed / 2" minimum caliper = 53.5 trees). Please include this calculation on Sheet L100; identify the total number of replacement trees required to fulfill regulated and heritage tree mitigation (8 trees to fulfill mitigation for regulated trees removed + 54 trees to fulfill mitigation for heritage trees removed = 62 total mitigation trees); and identify the number of trees provided to meet site landscaping requirements which may also be allocated for tree mitigation (284 trees x 25% = 71 trees).

RESPONSE: Tree mitigation calculations have been revised.

6. Section 6.4, Exterior Lighting Standards / Photometric Plans

A. Per Section 6.4.4(C)(2), the maximum horizontal illumination within parking lots is five (5) footcandles. This is exceeded in the following locations:

- Several areas of the sales parking lot;
- Near the terminus of the driveway leading to the repair building; and,
- South of the repair building and west of the driveway leading to the repair building

RESPONSE: Poles have been shifted to reduce the maximum horizontal illumination to 5fc or less in all parking and vehicular use areas.

7. Miscellaneous

A. Architectural plans for the dealership building were not included with the 12/5/22 resubmittal. Please ensure these plan sheets are included with future submittals.).

RESPONSE: Architectural plans are included with this submittal.

8. Public Services / Fire Rescue / Engineering Review Comments

A. The applicant must address all comments provided by the Public Services Department provided in a letter dated December 15, 2022.

RESPONSE: Comments by the Public Services Department dated December 15, 2022 have been addressed.

B. The applicant must address the comments provided by Chris Potts, P.E., of JBPro (forthcoming – to be provided under separate cover).

RESPONSE: Comments by Chris Potts, P.E. have been addressed.
The applicant's responses to the *Public Services* Review comments issued on 12/05/2022 are below.

3. Sheet C410:
    4. At the water meter (fitting # 4), add text "END OF COA MAINTENANCE"
    5. At MH-4, add text "END OF COA MAINTENANCE"

    Comment on Dec 05 2022 Submittal

    - At the water meter (near fitting #4), add text "END OF COA MAINTENANCE"

      Please resubmit this sheet (Conditional Approval)

RESPONSE: Labels have been added.

4. Sheet C410:

Please add Water System Notes as follows:

WATER SYSTEM NOTES

a. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".
b. PVC WATER PIPE SHALL BE C900 DR-18.
c. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.
d. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309
e. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL.
f. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441.
g. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

Comment on Dec 05 2022 Submittal

SHEET C400

- Please delete Water System Notes 6 & 7, & replace with
  "6. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN START AT THE SOUTH SIDE US-441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK & BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS.
  7. ALL WATER PIPE SHALL BE NSF-61 RATED"
- General Utility Notes 15: Suggest deleting this note as it does not appear to apply to this project. Suggest replacing with:
  "15. 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."

- Sanitary sewer note 10: Please delete this note as COA no longer requires tracer wire gravity wastewater mains."
  Please resubmit sheet C400 (Conditional Approval)

RESPONSE: Notes have been revised.

6. Sheet C440:
   - Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type.
     Comment on Dec 05 2022 Submittal
     In Pump Specifications Table and Beneath Model Number, please add:
     "PUMP TYPE GRINDER".
     Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Pump Specifications Table has been revised.

7. Sheet C450:
   - Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121.
   - Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145
     Comment on Dec 05 2022 Submittal
     Detail 115 is duplicated. Please delete the upper one as it is not current.
     Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Top detail 115 has been deleted.

9. Sheet L301:
   - Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet.
   - The City is recommending that the water main under the road be relocated so it is off the road.
   - Please coordinate with your piping specialist.
     Comment on Dec 05 2022 Submittal
     The water main has been relocated so that it is off the road. Trees now interfere with the water main (and also UGE). Note that the City requires that water mains be installed at least 10 feet away from tree trunks, especially live oaks.
     Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Landscape plan has been revised.

12. General Electrical
    This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed.
    Comment on Dec 05 2022 Submittal

The electrical primary power is not the responsibility of COA. Suggest coordinating with the provider of primary power for required PUEs around primary power circuits, transformers, etc.

FYI

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: According to the maps the project is located within the City of Alachua Electric service area. We will coordinate with COA to clarify the service area.

13. **New Comment on Dec 05 2022**

Submittal Sheet C350

- Maintenance Note 1, Maintenance Responsibility
- The word "EXISTING" maybe be misleading. Thus suggest deleting it so the phrase in part reads "MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM".

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: "EXISTING" has been removed.

14. **New Comment on Dec 05 2022**

Submittal Sheet C410

- Please show the PUEs around the WM pipe & including the water meters.
- Please clarify the WM materials. Note that COA requires that WM pipe be DI under roads. Please call which WM pipe is DI & which is PVC. Also, call out the PVC-DI transitions.

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: PUEs, WM material and material transitions are shown and labeled.

15. **New Comment on Dec 05 2022**

Submittal Sheet C420

- Please show the PUEs around the WM pipe & including the water meter and fire hydrant. Please clarify the WM pipe materials.
- Please call out "COA END OF MIAINTENANCE" at the water meter between fittings 6 & 7.

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: PUEs, WM material and material transitions are shown and labeled. COA end of maintenance has been labeled.

16. **New Comment on Dec 05 2022**

Sheet C430 Water Main Crossing US-441

- Please clarify the WM pipe materials, including that in the jack and bore segment
- Suggest identifying the bore and receiving pits and call out their dimensions.
- 10-inch steel casing is too small for a 8-inch water main.
- COA standards require a 16-inch casing for a 8-inch carrier pipe.

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: WM material and material transitions are shown and labeled. Boring and receiving pits are labeled. Steel casing has been revised.

17. **New Comment on Dec 05 2022**

Sheet C430 Gravity Wastewater Main Crossing US-441

- Please clarify the WW pipe M materials, including that in the jack and bore segment
- Call out "Jack-and-Bore, etc." text.
- Call out casing material and size.
- COA standards require a 16-inch casing for a 8-inch carrier pipe.

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: WW pipe material has been labeled. Jack & Bore has been called out. Casing material and size has been called out.

18. **New Comment on Dec 05 2022**

Sheets C410, C420, C430 and others

- The design includes 10 new manholes. Four new manholes (MH-1 through 4) will be the responsibility of COA.
- Please include Detail 215 in the documents. Clarify that at least MH-1 through -4 shall conform to Detail 215. Also include related Details 209 & 216.

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Details 209, 215 and 216 have been added to the plans, with a note on Detail 215 stating that at least MH-1 through Mh-4 shall conform to the detail.

19. **New Comment on Dec 05 2022**

Sheet as Applicable

- After incorporating the markups, please include Jack and Bore Detail 424 in the documents. (CoA has no in-house CAD technician.)

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Detail 424 has been added to the plans.

20. **New Comment on Dec 05 2022**

Sheet as Applicable

Summary: As per preceding comments, the following sheets are rated Conditional Approval.
C110 C350
C400, C410, C420, C430, C440, C450, C460
L301

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.)

Please **resubmit** this sheet. **(Conditional Approval)**

RESPONSE: Comments have been addressed.

The applicant's responses to *JBPro* comments issued on 12/30/2022 are below.

C200 + 210 – Dimension Plan

1. Please revise northing and easting labels. Several appear to be based on the previous design and have not been updated.

RESPONSE: Northing and Easting labels have been revised.

C310 – Paving, Grading and Drainage Plan

1. Grading around building will need to be revised, and additional spots added for clarity. Please note, grade surrounding building should be 8" below finished floor elevation. With the grading of the sidewalk, this will cause pooling of water surrounding the buildings. Please revise and add additional spots for clarity.

RESPONSE: Building FFEs have been raised to accommodate for the 8" dip around the buildings. Additional spots have been added.

2. Please clarify grades around handicap spaces. There are several spots that are unclear.

RESPONSE: Grades around handicap spaces have been clarified.

3. Sidewalk in the southeast corner of the building appears to be fairly steep.

RESPONSE: Grading for sidewalk has been revised.

4. Please provide additional grading on sidewalk to NE of building.

RESPONSE: Additional spot elevations have been added.

5. Please revise pipe label for MES at driveway. Label is illegible.

RESPONSE: Label has been revised.

6. Many pipes which appear to be storm pipes are listed as wastewater. Please revise.

RESPONSE: Pipe labels have been revised.

7. Please ensure that proposed contours are labeled for clarity.

RESPONSE: More contour labels have been added.

8. The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.

RESPONSE: Trees to be removed have been labeled on sheet C120.

9. Please provide spot elevations on road traveling north, particularly where the cross section transitions north of the driveway to the parking lot.
RESPONSE: Additional spot elevations have been added.

10. Detail shows dumpster pad to be 6" step-up. Grading shown on sheet does not reflect this. Please revise for clarity.
RESPONSE: Dumpster pad grading has been revised.

C320 – Paving, Grading and Drainage Plan
1. Grading around building will need to be revised, and additional spots added for clarity. Please note, grade surrounding building should be 8" below finished floor elevation. With the grading of the sidewalk, this will cause pooling of water surrounding the buildings. Please revise and add additional spots for clarity.
RESPONSE: Building FFEs have been raised to accommodate for the 8" dip around the buildings. Additional spots have been added.

2. Please verify cross slope on sidewalk and add several spot elevations. There are some areas in which contours appear to indicate steep cross slope.
RESPONSE: Additional spot elevations have been added.

3. Please label bottom contour of Basin #1 and revise basin label.
RESPONSE: Basin #1 bottom contour has been labeled and basin label has been revised.

4. The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.
RESPONSE: Trees to be removed have been labeled on sheet C120.

5. Please ensure that proposed contours are labeled for clarity.
RESPONSE: Additional proposed contours have been labeled.

6. Provide grades at all sidewalk ramps and label.
RESPONSE: Sidewalk ramps have been labeled.

7. Please revise text of finished floor elevation on service building.
RESPONSE: Finished floor elevation text has been revised for service building.

8. Will median on west side of parking which is completely filled in with concrete be 6" step-up or flush? Please provide grades for clarity.
RESPONSE: The concrete island will be 6" step-up. Additional spot elevations have been provided.

9. Please provide spot elevations on sidewalk to the north of the building.
RESPONSE: Additional spot elevations have been revised.

10. Spot elevation near S-10 is illegible.
RESPONSE: Labels have been rearranged.

11. There is a random spot elevation west of the dumpster pad. What is purpose of spot? Please remove if incorrect.
RESPONSE: Spot has been removed.

12. Detail shows dumpster pad to be 6" step-up. Grading shown on sheet does not reflect this. Please revise for clarity.
RESPONSE: Grading around dumpster pad has been revised.

13. Many pipes which appear to be storm pipes are listed as wastewater. Please revise.
RESPONSE: Pipe labels have been fixed.

14. Please remove S-9 from storm structure table as it is duplicated in MES table.
RESPONSE: S-9 has been removed from storm structure table.

C340 – Basin Detail
1. Please verify invert of S-14. The detail and table show different invert elevations.
RESPONSE: Inverts have been reconciled.

2. Please revise basin labels, several labels do not appear to be in the correct location.
RESPONSE: Labels have been revised.

3. Please verify bottom elevation.
RESPONSE: Bottom elevation has been verified.

4. Only .53' of freeboard is provided in basin. SRWMD requires 1' of freeboard.
RESPONSE: Basin now provides 1' of freeboard.

C350 – Basin Detail
1. Please revise basin labels, several labels do not appear to be in the correct location.
RESPONSE: Basin labels have been revised.

2. Will a berm be provided on the basin? It is recommended that a minimum 5' berm is provided.

RESPONSE: A berm is proposed on the West side of the basin and it meets the requirements of the SRWMD.

C430 – Offsite Utility Plan

1. Please show general location of existing water main that will be tied into.
RESPONSE: Approximate location of existing watermain has been added to the plans.

2. Please label slopes of wastewater pipe.
RESPONSE: Pipe have been labeled.

3. It appears that the boring pit will be within an existing driveway. Please show this driveway to be demolished if this is the design intention.
RESPONSE: Boring pit has been relocated.

C440 – Lift Station Details

1. Elevations of lift station do not appear to be correct.
RESPONSE: Lift station elevations have been revised.

2. Please verify that the elevations shown on lift station plan match detail.
RESPONSE: Elevations have been revised.

Lift Station Calculations

1. The buoyancy calculations for the lift station provide a uplift safety factor of 1.14. The minimum engineering standard is 1.2. Please revise.
RESPONSE: Uplift factor is now 1.23.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 27, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Second Planning Assistance Team (PAT) Review: Motory Site Plan Application

Dear Ms. Vega:

On December 5, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. The application proposes the construction of a ±5,909 square foot dealership building and a ±25,480 square foot service building with associated site improvements on a ±4.43 acre portion of Tax Parcel Number 05970-004-000. The revised application received on December 5, 2022 was submitted to address the PAT review comments issued to you in a letter dated November 21, 2022.

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, January 12, 2023**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

Previous Comments – 11/21/22 PAT Review Comments

1. *Section 4.3.4(J), Use-Specific Standards*
   a. Per Section 4.3.4(J)(3)(k), service bay doors shall not be oriented toward any residential uses on adjacent lands. A residential use exists adjacent to the west of the repair building and a service bay door is proposed on the west elevation. Revise accordingly.

   Remaining Issue: Comment was not addressed.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. For clarity, please indicate the parking provided to serve the dealership building and indicate the parking provided for display of vehicles.

   Remaining Issue: Comment was not addressed. Suggest hatching vehicle display areas on Sheets C130 and C200.

3. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Perimeter Buffers*
      i. Perimeter buffer calculations are not provided for the following: east perimeter of repair use; north perimeter of repair use; south perimeter of the repair use; west perimeter of sales use.

      Remaining Issue: Per Table 6.2-2 and Section 6.2.2(D)(3)(d)(i), one-half of a Type C perimeter buffer is required for the north perimeter of the repair use. Per Table 6.2-2 and Section 6.2.2(D)(3)(d)(ii), a Type A south perimeter is required for the south perimeter of the repair use/north perimeter of the sales use.

   b. *Arterial Screening*

      i. Calculation of required arterial screening per Section 6.2.3(E) not provided. Note tree credits cannot be utilized to fulfill arterial screening.

      Remaining Issue: Evergreen hedge does not extend the entirety of US 441 frontage.

   c. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

   Remaining Issue: Calculations were not added to the plan.

4. *Section 6.8, Design Standards for Business Uses / Architectural Plans*
   a. West elevation of repair building is subject to compliance with Section 6.8.2 per Section 6.8.2(A)(1). Please address.

   Remaining Issue: Comment was not addressed.

   b. Provide glazing calculations for the south façade of the dealership building and the west façade of the repair building.

   Remaining Issue: Comment was not addressed.

   c. Provide detail on either the civil or architectural plans that confirms the design of the south elevation of the dealership building complies with the façade massing requirements of Section 6.8.2(A)(2)(b).

   Remaining Issue: Comment was not addressed.

d. Confirm metal building panels will not be visible behind board and batten siding on the south elevation of the dealership building.

Remaining Issue: Comment was not addressed.

e. Per Section 6.8.2(A)(2)(d)(i), metal siding may not be used in more than 50% of a façade facing an existing residential use. This is applicable to the west elevation of the repair building. Please address.

Remaining Issue: Comment was not addressed.

f. Per Section 6.8.2(C), a stub for future interconnection to the land adjacent to the east is required.

Remaining Issue: Comment was not addressed.

New Comments – 12/5/22 Resubmittal

5. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Tree Credits*
      i. Several trees included within the tree credits table on Sheet L100 are identified as an "unknown" species. Tree species identified on the nuisance tree list are not eligible for tree credits. As the species of these trees are not known, they cannot be allocated for tree credits. Revise accordingly.
   b. *Tree Mitigation*
      i. The tree mitigation calculations on Sheet L100 indicate that required mitigation is satisfied as a result of the number of trees provided to fulfill the landscaping requirements of Section 6.2.2. Per Section 6.2.1(D)(4)(b), when the applicant is required to replace a regulated or heritage tree up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the mitigation requirements. Presuming a code-minimum 2" caliper tree is planted to fulfill mitigation requirements 54 trees are required to fulfill the mitigation requirements for heritage trees to be removed (107 tree inches removed / 2" minimum caliper = 53.5 trees). Please include this calculation on Sheet L100; identify the total number of replacement trees required to fulfill regulated and heritage tree mitigation (8 trees to fulfill mitigation for regulated trees removed + 54 trees to fulfill mitigation for heritage trees removed = 62 total mitigation trees); and identify the number of trees provided to meet site landscaping requirements which may also be allocated for tree mitigation (284 trees x 25% = 71 trees).

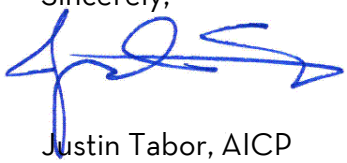
6. *Section 6.4, Exterior Lighting Standards / Photometric Plans*
   a. Per Section 6.4.4(C)(2), the maximum horizontal illumination within parking lots is five (5) footcandles. This is exceeded in the following locations:
      i. Several areas of the sales parking lot;
      ii. Near the terminus of the driveway leading to the repair building; and,
      iii. South of the repair building and west of the driveway leading to the repair building.

7. *Miscellaneous*
   a. Architectural plans for the dealership building were not included with the 12/5/22 resubmittal. Please ensure these plan sheets are included with future submittals.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department provided in a letter dated December 15, 2022.
   b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro (forthcoming – to be provided under separate cover).

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)*
Govinda Romero, Motory Group, 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: **Dec 15, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor 12/13/2022

RE: **Motory Site Plan**

Public Services has reviewed the subject project (Dec 05, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **Sheet C310:** • The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **Sheet C400:** • General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION" • Please "WATER FITTING SCHEDULE" to "WATER **SYSTEM** FITTING SCHEDULE"

NO.	COMMENTS
	• Water Fitting 2: Please change to 1 – 8" **DI** 90 BEND" • Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS" • Add " WATER SYSTEM NOTES SEE C401" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
3	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** • At the water meter (fitting # 4), add text "END OF COA MAINTENANCE" • At MH-4, add text "END OF COA MAINTENANCE" Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** • At the water meter (near fitting # 4), add text "END OF COA MAINTENANCE" Please **resubmit** this sheet **(Conditional Approval).**
4	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** Please add Water System Notes as follows: WATER SYSTEM NOTES 1. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION". 2. PVC WATER PIPE SHALL BE C900 DR-18. 3. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON. 4. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309 5. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL. 6. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441. 7. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Sheet C400** Please delete Water System Notes 6 & 7, & replace with "6. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE SOUTH SIDE OF US-441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK & BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS. 7. ALL WATER PIPE SHALL BE NSF-61 RATED". General Utility Note 15: Suggest deleting this note as it does not appear to apply to this project. Suggest replacing with: "15. 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. " Sanitary Sewer Note 10: Please delete this note as COA no longer requires tracer wire on gravity wastewater mains." Please **resubmit** Sheet C400. **Conditional Approval**
5.	**Comment on Oct 27, 2022 Submittal** **Sheet C430:** • Show gate valves on both sides of the US 441 crossing. • As previously mentioned, resolve the conflict between the water main and the stormwater system near S-17. • Show and specify the construction technique(s) necessary; for example, jack & bore, required to install the water and gravity wastewater mains under US-441. • Restraint of existing transmission main may be required because the new water main will likely cause a force imbalance. Thus, near fitting 1, add a note with text similar to: "RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149". Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**

NO.	COMMENTS
6.	**Comment on Oct 27, 2022 Submittal** **Sheet C440:** • Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type. Please **submit** response & **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** In Pump Specifications Table and Beneath Model Number, please add: "PUMP TYPE GRINDER". Please **resubmit** this sheet. **Conditional Approval**
7.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** • Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121. • Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145 Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** Detail 115 is duplicated. Please delete the upper one as it is not current. Please **resubmit** this sheet. **Conditional Approval**
8.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** Please add the following details to this or other sheets (CoA will provide a link to the details): • 303 Bedding & Trenching • 318 Tracer Wire Access point • 103 Fire hydrant • 309 Joint Restraint • 149 Water Service Connection (Thrust Restraint)

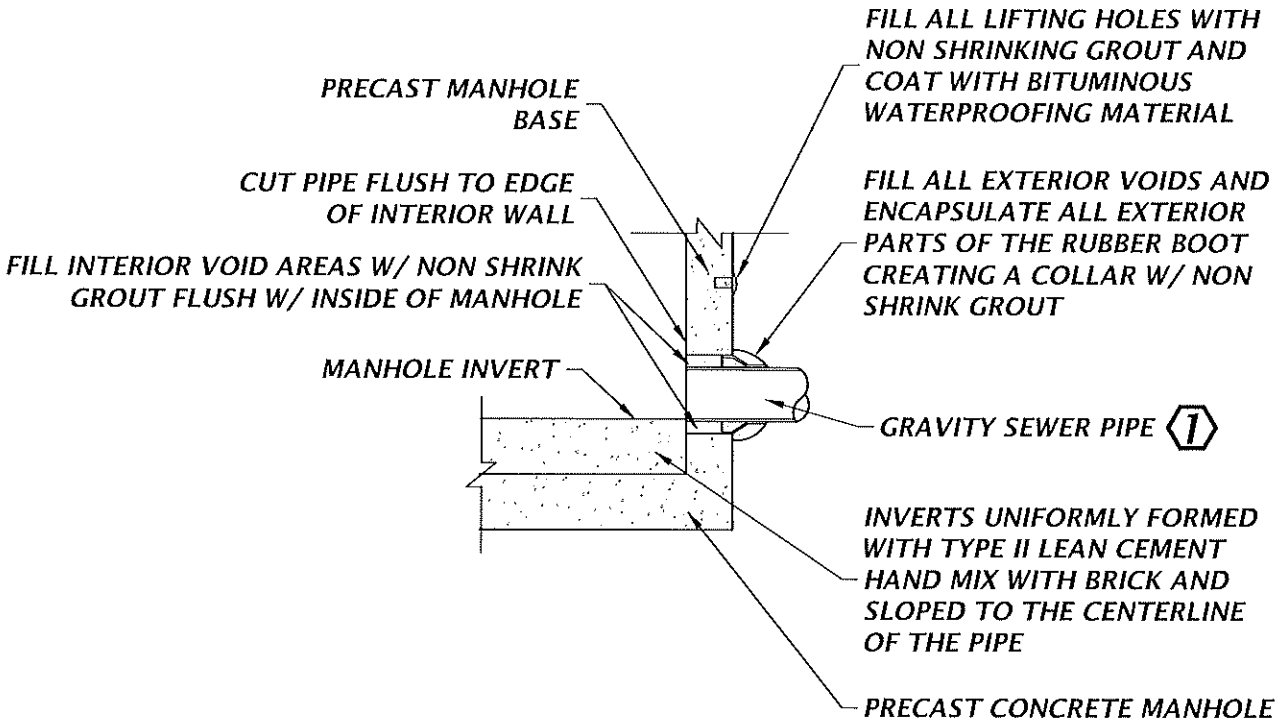
NO.	COMMENTS
	• 321A Tracer Wire Legend Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** **Approved**
9	**Comment on Oct 27, 2022 Submittal** **Sheet L301:** • Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet. • The City is recommending that the water main under the road be relocated so it is off the road. • Please coordinate with your piping specialist. Please **resubmit** this sheet. **Comment on Dec 05 2022 Submittal** The water main has been relocated so that it is off the road. Trees now interfere with the water main (and also UGE). Note that the City requires that water mains be installed at least 10 feet away from tree trunks, especially live oaks. Please **resubmit** this sheet. **Conditional Approval**
10	**Comment on Oct 27, 2022 Submittal** **Sheets C410, C420 & C430:** • CoA will have maintenance responsibility of the water piping upstream the water meters. Water meter location is such that upstream water piping is now shown under the road. • Please relocate the water piping supplying the water meters so that it is not under the road. Please **resubmit** these sheets. **Comment on Dec 05 2022 Submittal** **Approved**
11	**Comment on Oct 27, 2022 Submittal** **Sheet C110:** • Please check project title of "ROMERO" on this sheet. Please **resubmit** this sheet.

NO.	COMMENTS
	Comment on Dec 05 2022 Submittal **Approved**
12	**Comment on Oct 27, 2022 Submittal** **General Electrical** Please **resubmit** this sheet. This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed. **Comment on Dec 05 2022 Submittal** The electrical primary power is not the responsibility of COA. Suggest coordinating with the provider of primary power for required PUEs around primary power circuits, transformers, etc. **FYI**
13	**New Comment on Dec 05 2022 Submittal** **Sheet C350** Maintenance Note 1, Maintenance Responsibility The word "EXISTING" maybe be misleading. Thus suggest deleting it so the phrase in part reads "MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM". Please **resubmit** this sheet. **Conditional Approval**
14	**New Comment on Dec 05 2022 Submittal** **Sheet C410** Please show the PUEs around the WM pipe & including the water meters. Please clarify the WM materials. Note that COA requires that WM pipe be DI under roads. Please call which WM pipe is DI & which is PVC. Also, call out the PVC-DI transitions. Please **resubmit** this sheet. **Conditional Approval**
15	**New Comment on Dec 05 2022 Submittal** **Sheet C420** Please show the PUEs around the WM pipe & including the water meter and fire hydrant. Please clarify the WM pipe materials. Please call out "COA END OF MAINTENANCE" at the water meter between fittings 6 & 7. Please **resubmit** this sheet.

NO.	COMMENTS
	Conditional Approval
16	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Water Main Crossing US-441** Please clarify the WM pipe materials, including that in the jack and bore segment Suggest identifying the bore and receiving pits and call out their dimensions. 10-inch steel casing is too small for a 8-inch water main. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval**
17	**New Comment on Dec 05 2022 Submittal** **Sheet C430 Gravity Wastewater Main Crossing US-441** Please clarify the WW pipe M materials, including that in the jack and bore segment Call out "Jack-and-Bore, etc." text. Call out casing material and size. COA standards require a 16-inch casing for a 8-inch carrier pipe. Please **resubmit** this sheet. **Conditional Approval**
18	**New Comment on Dec 05 2022 Submittal** **Sheets C410, C420, C430 and others** The design includes 10 new manholes. Four new manholes (MH-1 through 4) will be the responsibility of COA. Please include Detail 215 in the documents. Clarify that at least MH-1 through -4 shall conform to Detail 215. Also include related Details 209 & 216. Please **resubmit** these sheets **Conditional Approval**
19	**New Comment on Dec 05 2022 Submittal** **Sheet as Applicable** After incorporating the markups, please include Jack and Bore Detail 424 in the documents. (CoA has no in-house CAD technician.) Please **resubmit** this sheet. **Conditional Approval**
20..	**New Comment on Dec 05 2022 Submittal**

NO.	COMMENTS
	Summary: As per preceding comments, the following sheets are rated Conditional Approval. C110 C350 C400, C410, C420, C430, C440, C450, C460 L301 **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



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):

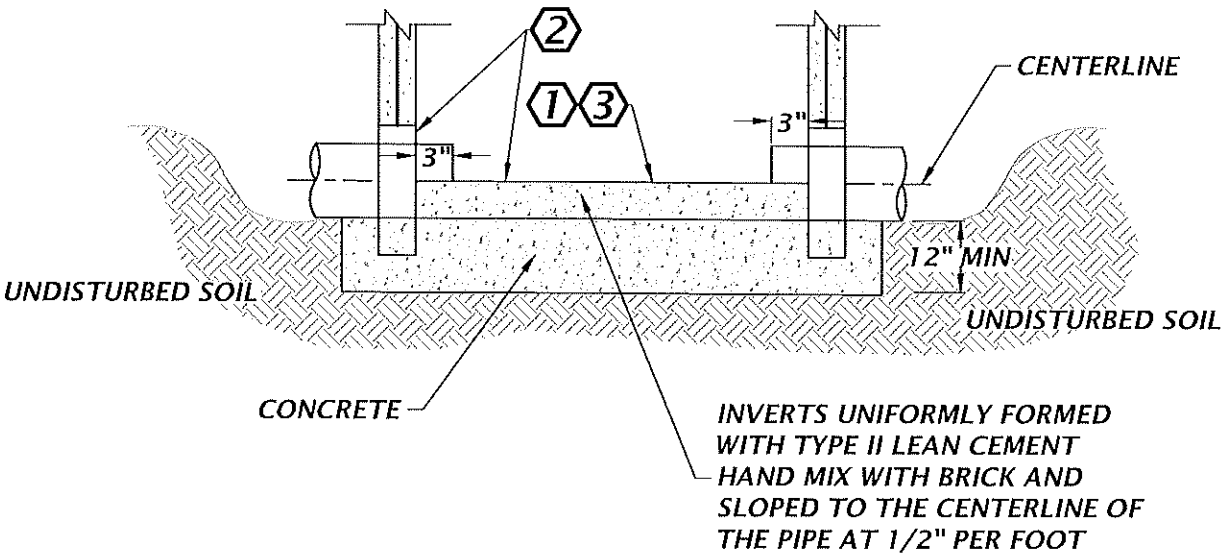
1. *ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.*

209

MANHOLE PIPE CONNECTION

NTS

City of ALACHUA public services



GENERAL NOTE(S):

1. GRAVITY PIPE PASSES THROUGH MANHOLE. REMOVE ITS TOP HALF.

KEYED NOTE(S):

(1) BEFORE CUTTING PIPE, INSTALL BRICK/MORTAR MIXTURE FROM MANHOLE BOTTOM TO PIPE CENTERLINE. SLOPE TO PIPE CENTERLINE.

(2) TYPES 2 OR 3 APPLICATION ONLY: BEFORE CUTTING PIPE, COAT BRICK/MORTAR MIXTURE WITH RAVEN 405 EPOXY COATING. ALSO COAT MANHOLE BOTTOM AND PIPE PENETRATIONS.

(3) CUT AND REMOVE TOP HALF (CENTERLINE) OF (PVC) PIPE. START CUT 3-INCHES FROM MANHOLE WALL.

216

GRAVITY PIPE THROUGH STANDARD MANHOLE, LONGITUDINAL VIEW

NTS

City of ALACHUA public services

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.

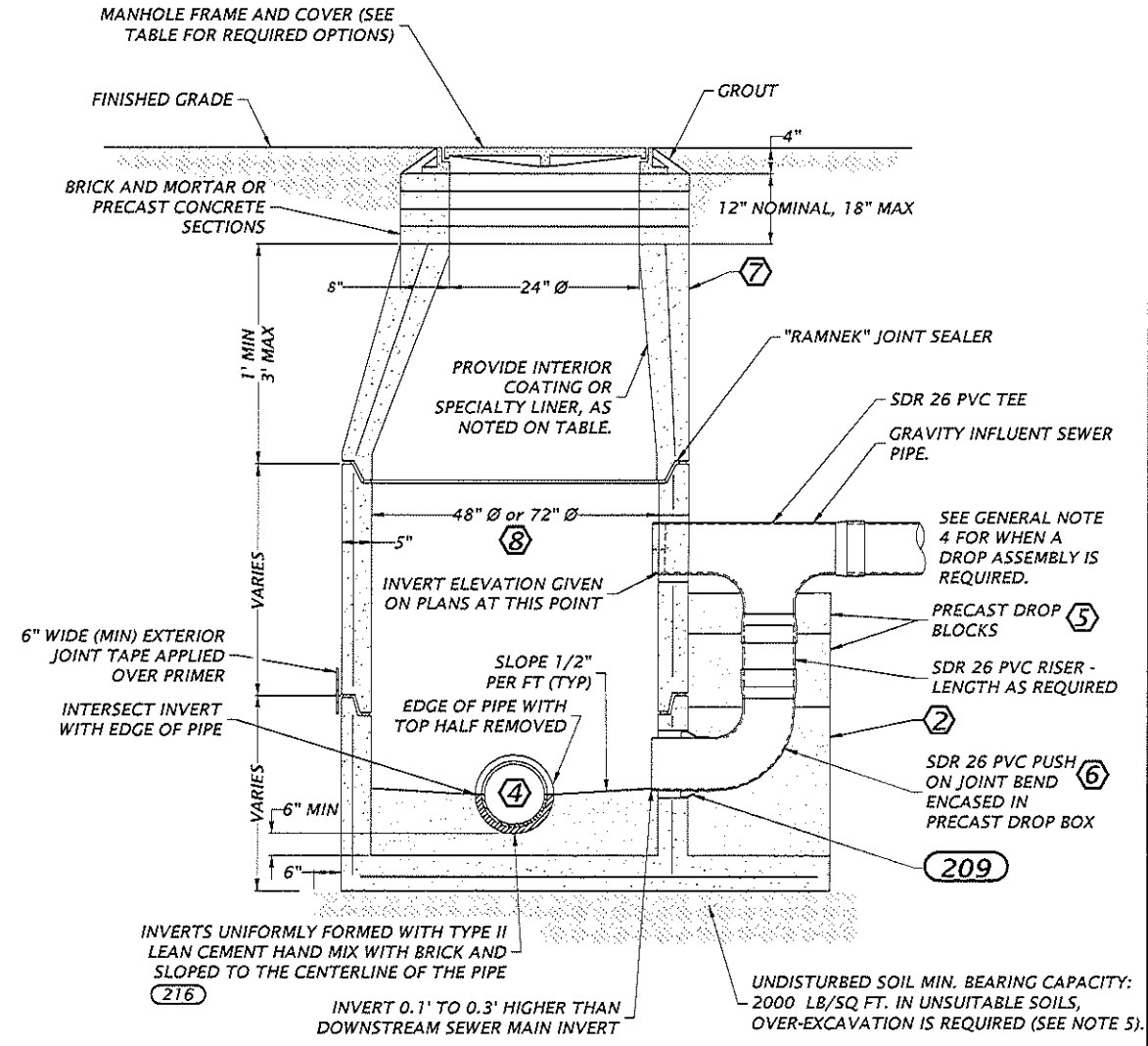
(4) GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER (216)

(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)



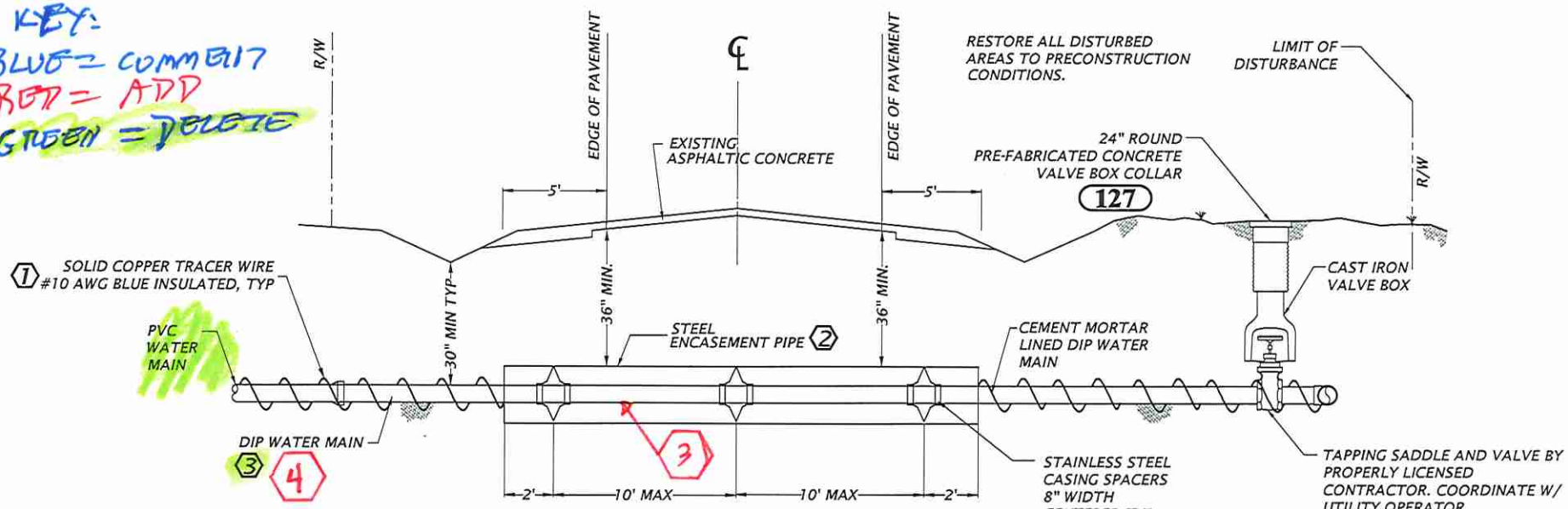
215

STANDARD MANHOLE AND DROP, AS REQUIRED

NTS

City of ALACHUA public services

KEY:
BLUE = COMMENT
RED = ADD
GREEN = DELETE



GENERAL NOTE(S):

1. ALL WORK IN HIGHWAY RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ANY PERMITS ISSUED FOR AND AUTHORIZING THE WORK.
2. CONTRACTOR SHALL MAINTAIN SAFETY AND TRAFFIC TROUGH THE WORK ZONE AT ALL TIMES IN ACCORDANCE WITH FDOT STANDARD INDEX NO. S600, 601, 602, 603, AND 604 AS REQUIRED FOR THE PREVAILING WORK CONDITION.
3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
5. ALL TRENCH EXCAVATIONS WHICH EXCEED 5 FEET IN DEPTH OR GREATER SHALL BE DONE IN ACCORDANCE WITH OSHA STANDARD 29CFR, SECTION 1926.650 SUBPART P. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGNING A TRENCH SAFETY SYSTEM. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF COMPLIANCE TO THE ARCHITECT AND ENGINEER AND SHALL PROVIDE A SEPARATE COST ITEM WITHIN HIS SCHEDULE OF VALUES INDICATING COST OF COMPLIANCE.

KEYED NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTIONS, PART # TL-LUG-SS.
2. SIZE ENCASEMENT PIPE AS PER DESIGN MANUAL.
3. PVC900 WATER MAIN CAN BE USED IF APPROVED BY FDOT.

3 ALSO INSTALL TRACER WIRE ALONG WATERMAIN WITHIN ENCASEMENT PIPE.

424

JACK AND BORE ROAD CROSSING
NTS

City of ALACHUA public services

4 SEE DESIGN MANUAL FOR SUITABLE MATERIALS FOR GRAVITY WASTEWATER PIPE.

December 9, 2022

Alachua County
Fire Rescue

Re: Motory Site Plan Application

The applicant's responses to the Review issued on 11/29/2022 are below.

1. Repair building Square Footage appears to require the installation of a Fire Sprinkler System as outlined by the Florida Building Code. Please verify that a Fire Sprinkler System will not be installed. If a Fire Sprinkler system will be installed, please amend the Needed Fire Flow to account for the credits in the reduction of the Needed Fire Flow
RESPONSE: Fire sprinkler system will be installed for the Repair building. Fire Flow Calculations have been amended to reflect the change.

2. Currently as the project is proposed the number of required Fire Hydrants do not comply with NFPA 1 18.5.4. Please evaluate the Needed Fire Flow and added Fire Hydrants to comply with NFPA 1 18.5.4.
RESPONSE: Extra fire hydrants have been added and Fire Flow Calculations have been amended.

December 5, 2022

City of Alachua
Planning & Community Development
Justin Tabor, AICP

Re: Planning Assistance Team Review: Motory Site Plan Application

The applicant's responses to the *Planning Assistance Team (PAT)* Review comments issued on 11/21/2022 are below.

1. Section 4.3.4(J), Use-Specific Standards
   - Per Section 4.3.4(J)(3)(k), service bay doors shall not be oriented toward any residential uses on adjacent lands. A residential use exists adjacent to the west of the repair building and a service bay door is proposed on the west elevation. Revise accordingly.

RESPONSE: See revised architectural plans.

2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation
   A. The square footage of the dealership building used to calculate parking requirements is 6,563 square feet, however, Sheet A100 indicates the square footage of the building is 5,909 square feet. The square footage of the repair building used to calculate parking requirements is 25,889 square feet, however, Sheet A101 indicates the square footage of the building is 25,480 square feet. Resolve the discrepancies and revise parking calculations accordingly.

RESPONSE: Parking calculations and plans have been updated.

   B. For clarity, please indicate the parking provided to serve the dealership building and indicate the parking provided for display of vehicles.

RESPONSE: Clarification has been added to the plans.

   C. Please indicate that any parking located on the radius of a drive aisle shall be a minimum of 9 feet at its narrowest point.

RESPONSE: Note has been added to the plans.

3. Section 6.2, Tree Protection & Landscaping Standards

A. Tree Mitigation

   i. Please include a table on Sheet L100 identifying trees to remain. This table should include the tree species, DBH, and credit afforded for retention per Table 6.2-3.

RESPONSE: Table has been added to sheet L100.

   ii. Tree credits may be used to fulfill the required landscaping per Section 6.2.2 (site landscaping, parking lot landscaping, parking lot buffers, and perimeter buffers) but cannot be used for any required tree mitigation. Based upon the information on Sheet

L100 it appears tree credits are proposed to be used to fulfill mitigation requirements which is not permitted. Revise the landscape plan and tree mitigation accordingly.

RESPONSE: Landscape plans and mitigation calculations have been updated.

iii. There is an 11" regulated tree proposed for removal in the drive aisle leading to the dealership building. This tree is not included within the mitigation table. Revise accordingly.

RESPONSE: Mitigation calculations have been updated.

B. Site Landscaping

i. Site landscaping calculations are incomplete.

RESPONSE: Site landscaping calculations have been updated.

ii. Calculations of primary/street facing trees are incomplete.

RESPONSE: Calculations of primary/street facing trees have been updated.

iii. A row of shrubs is not provided along the facades of either structure as required per Section 6.2.2(D)(1)(c)(iii).

RESPONSE: Row of shrugs is now provided along the facades.

C. Parking Lot Landscaping

i. Per Section 6.2.2(D)(2)(iii)c., a landscape island is required every eleven (11) spaces. There are several areas near the dealership building and the repair building where more than eleven (11) spaces are proposed without a landscape island between the parking spaces. Revise accordingly.

RESPONSE: Parking has been rearranged so that landscape islands break up parking more evenly.

ii. Parking lot rear area calculations are incomplete.

RESPONSE: Parking lot rear area calculations have been updated.

iii. The 50% reduction of required parking lot area trees is not applicable to the rear building as the parking is not to the rear of the repair building. Revise accordingly.

RESPONSE: Parking lot tree calculations have been updated.

D. Parking Lot Buffer Landscaping

i. Tree credits must be assigned for existing trees proposed to be utilized to fulfill parking lot buffer requirements for the front parking lot.

RESPONSE: Mitigation calculations have been updated.

ii. A continuous row of shrubs is not provided along the perimeter for the front parking lot as required per Section 6.2.2(D)(2)(b)(iv)c.

iii. Parking lot buffer calculations for rear area are incomplete.

RESPONSE: Parking lot butter calculations have been updated.

iv. Parking lot buffer requirements are not fulfilled for rear parking lot.

RESPONSE: Parking lot buffer calculations have been updated.

E. Perimeter Buffers

i. Ten (10) existing trees are proposed to be credited to fulfill the landscape requirement of the east perimeter buffer of the automobile sales use. While existing trees may be

used to fulfill up to 75% of the required buffer per Section 6.2.2(D)(4), tree credits must be allocated if existing trees are to be utilized to fulfill the buffer requirement. Also, it appears that not all of these trees are located on the subject property. Trees used for credit must be located on the subject property. Revise accordingly.

RESPONSE: Mitigation calculations have been updated.

ii. The 25 canopy trees required for the west perimeter buffer of the repair use are not provided on the plan.

RESPONSE: Landscape plans have been updated.

iii. Perimeter buffer calculations are not provided for the following: east perimeter of repair use; north perimeter of repair use; south perimeter of the repair use; west perimeter of sales use.

RESPONSE: Perimeter buffer calculations have been updated.

iv. Calculation of required arterial screening per Section 6.2.3(E) not provided. Note tree credits cannot be utilized to fulfill arterial screening.

RESPONSE: Arterial screening calculations have been provided.

F. *Arterial Screening*

i. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

RESPONSE: Total landscaped area has been added to the landscape plans.

4. Section 6.4, Exterior Lighting Standards / Photometric Plans

A. Per Section 6.4.4(A), wall-mounted lights shall have fully shielded luminaires (such as shoebox or can-style fixtures). Please select a fixture type for the repair building consistent with this style.

RESPONSE: All light fixtures are fully shielded. (see cut sheets). All full cut-off fixtures are full shielded as well.

B. Per Section 6.4.5(A), the mounting height of light fixtures in parking lots less than 100 spaces is 15 feet. While the total number of spaces on-site exceeds 100 spaces, there are two (2) separate and distinct parking lots. Therefore, the maximum mounting height shall be 15 feet.

RESPONSE: All fixtures are now mounted at 15ft or less. Photometrics redone for new mounting heights.

5. Section 6.8, Design Standards for Business Uses / Architectural Plans

A. West elevation of repair building is subject to compliance with Section 6.8.2 per Section 6.8.2(A)(1). Please address.

RESPONSE: West elevation has been updated.

B. Provide glazing calculations for the south façade of the dealership building and the west façade of the repair building.

RESPONSE: Glazing calculations have been provided.

C. Provide detail on either the civil or architectural plans that confirms the design of the south elevation of the dealership building complies with the façade massing requirements of Section 6.8.2(A)(2)(b).

RESPONSE: Architectural plans have been updated.

D. Confirm metal building panels will not be visible behind board and batten siding on the south elevation of the dealership building.

RESPONSE: South elevation has been updated.

E. Per Section 6.8.2(A)(2)(d)(i), metal siding may not be used in more than 50% of a façade facing an existing residential use. This is applicable to the west elevation of the repair building. Please address.

RESPONSE: West elevation has been updated

F. Per Section 6.8.2(C), a stub for future interconnection to the land adjacent to the east is required.

RESPONSE: Architectural plans have been updated.

6. Miscellaneous

A. Ensure building square footages are consistent throughout plan sheets.

RESPONSE: Plans have been revised.

B. Location of construction trailer shown on Sheet C120 is within an area of proposed site improvements (parking/landscaping). Consider relocating to an area that would not affect site improvements.

RESPONSE: Location of construction trailer has been revised.

C. Identify the location of all on-site traffic control signage/features.

RESPONSE: there are not control signs for onsite the site.

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 November 17, 2022.

RESPONSE: See below for the answers to the comments by the Public Services Department.

B. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue (forthcoming – to be provided under separate cover).

RESPONSE: Comments by Chip Ware of Alachua County Fire Rescue have been addressed.

C. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated November 17, 2022.

RESPONSE: See below for the answers to the comments by Chris Potts, P.E., of JBPro.

8. Minor Comments

A. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.

RESPONSE: Trip Generation table has been updated.

B. Sheet C100: The correct title of the ILW zoning district is "Light & Warehouse Industrial". Please correct the vicinity map legend.

RESPONSE: Cover sheet has been updated.

The applicant's responses to the *Public Services* Review comments issued on 11/17/2022 are below.

1. Sheet C310:
   - The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please resubmit this sheet.

   RESPONSE: Utilities have been revised, please see sheets C400 thru C430.

2. Sheet C400:
   - General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION"

RESPONSE: Note has been updated.

   - Please "WATER FITTING SCHEDULE" to "WATER SYSTEM FITTING SCHEDULE"

RESPONSE: Table has been updated.

   - Water Fitting 2: Please change to 1 – 8" DI 90 BEND"

RESPONSE: Table has been updated.

   - Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS"

RESPONSE: Note has been added.

   - Add - "WATER SYSTEM NOTES SEE C401"
     Please resubmit this sheet.

RESPONSE: Note has been added.

3. Sheet C410:
   - At the water meter (fitting # 4), add text "END OF COA MAINTENANCE"

RESPONSE: Note has been added.

   - At MH-4, add text "END OF COA MAINTENANCE"
     Please resubmit this sheet.

RESPONSE: Note has been added.

4. Sheet C410:

Please add Water System Notes as follows:

WATER SYSTEM NOTES

a. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".
b. PVC WATER PIPE SHALL BE C900 DR-18.

c. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.
d. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309
e. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL.
f. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441.
g. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.
Please resubmit this sheet.

RESPONSE: Notes have been added to sheet C410.

5. Sheet C430:
   - Show gate valves on both sides of the US-441 crossing.

RESPONSE: Gate valves have been added on both sides of the US-441 crossing.

   - As previously mentioned, resolve the conflict between the water main and the stormwater system near S-17.

RESPONSE: Conflict has been resolved.

   - Show and specify the construction technique(s) necessary; for example, jack & bore, required to install the water and gravity wastewater mains under US-441.

RESPONSE: Utility sheet has been revised.

   - Restraint of existing transmission main may be required because the new water main will likely cause a force imbalance. Thus, near fitting 1, add a note with text similar to: "RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149".
   Please resubmit this sheet.

RESPONSE: Note has been added.

6. Sheet C440:
   - Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type.
   Please submit response & resubmit this sheet.

RESPONSE: Pump will be the grinder type.

7. Sheet C450:
   - Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121.

RESPONSE: Extra backflow preventer detail has been removed.

   - Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145
   Please resubmit this sheet.

RESPONSE: Details have been updated.

8. Sheet C450:

Please add the following details to this or other sheets (CoA will provide a link to the details):

- 303 Bedding & Trenching
- 318 Tracer Wire Access point
- 103 Fire hydrant
- 309 Joint Restraint
- 149 Water Service Connection (Thrust Restraint)
- 321A Tracer Wire Legend

Please resubmit this sheet.

RESPONSE: Details have been added.

9. Sheet L301:
    - Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet.

RESPONSE: Landscape plans have been updated.

- The City is recommending that the water main under the road be relocated so it is off the road.

RESPONSE: Please see revised utilities.

- Please coordinate with your piping specialist.

Please resubmit this sheet.

RESPONSE: Noted.

10. Sheets C410, C420 & C430:
    - CoA will have maintenance responsibility of the water piping upstream the water meters. Water meter location is such that upstream water piping is now shown under the road.
    - Please relocate the water piping supplying the water meters so that it is not under the road.

Please resubmit these sheets.

RESPONSE: Please see revised utilities.

11. Sheet C110:
    - Please check project title of "ROMERO" on this sheet.

Please resubmit this sheet.

RESPONSE: Project title has been updated for sheet C110.

12. General Electrical

    This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed.

Please resubmit this sheet.

RESPONSE: Noted.

The applicant's responses to *JBPro* comments issued on 11/17/2022 are below.

C100 – Cover Sheet

1) Please clarify parking calculations. It appears that there is significantly more parking spaces shown on the site plan than what is shown in the calculations and is allowable per City of Alachua standards.

RESPONSE: Clarification between has been added to the parking calculations.

C200 – Dimension Plan

1) Please show the square footage of the proposed building shown on this sheet.

RESPONSE: Square footage of proposed building has been added to sheet C200.

2) Please revise several of the labels which are illegible.

RESPONSE: Labels have been revised.

3) Coordinate with the FDOT on possible improvements which will be required at the connection to US-441.

RESPONSE: We are coordinating with FDOT for the driveway and utility crossings.

C310 – Paving, Grading and Drainage Plan

1) The current grading plans will significantly impact many of the trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.

RESPONSE: Grading has been revised.

2) Please label sidewalk as step-up sidewalk for clarity.

RESPONSE: Sidewalk is now labeled as step-up.

3) Please label curb throughout site.

RESPONSE: Curb is now labeled.

4) Please provide additional spots on the entry roadway to the site.

RESPONSE: Additional spot elevations have been added to the entry roadway.

5) To the north of the connection to the automobile dealership parking area, the road appears to be very flat with no cross slope. Please verify grading design of this area.

RESPONSE: The road is flatter is this area, at 0.60%. It still maintains the 2% cross-slope.

6) Please provided additional spots and details to the dumpster pad.

RESPONSE: Additional spot elevations have been added at the dumpster pad.

7) Please add additional spots on the sidewalk in front of the building to demonstrate cross slope.

RESPONSE: Additional spot elevations have been added to the sidewalk.

8) There are concerns of possible water trapping between the building and the sidewalk. Please ensure that water will not be trapped against the building.

RESPONSE: Additional spot elevations have been added for clarification.

9) Suggest extending concrete to building to the north of the building just past the door to avoid maintenance concerns.

RESPONSE: Concrete has been extended to the building.

10) Please verify cross slope at SE corner of the building. Provide additional spot grades in this area to show the slopes of the step up sidewalk.

RESPONSE: Additional spot elevations have been added for clarification.

11) Please label pipe slopes or provide a storm pipe schedule.

RESPONSE: Pipes have been labeled.

<u>C320 – Paving, Grading and Drainage Plan</u>

1) The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.

RESPONSE: Grading and trees to be removed have been revised.

2) Please label sidewalk as step-up sidewalk for clarity.

RESPONSE: Sidewalk is now labeled as step-up.

3) Please provide additional detail on sidewalk cross slopes to provide additional clarity.

RESPONSE: Additional spot elevations have been added for clarity.

4) Please provided additional spots and details to the dumpster pad.

RESPONSE: Additional spot elevations have been added to the dumpster pad.

5) Please label contour at bottom of berm and fix contour lines in basin.

RESPONSE: Contour has been labeled and fixed.

6) Label the maintenance path and clarify what type of material this will be.

RESPONSE: Maintenance path and material has been labeled.

7) Mitered End Section S-9 should come in perpendicular to the side slope of the basin to improve constructability and prevent erosion.

RESPONSE: S-9 now comes perpendicular with the basin side slope.

8) Please show Mitered End Section S-9 in the storm schedule.

RESPONSE: S-9 has been added to the storm schedule.

9) Please show pipe slopes. It appears that there is no slope on the pipe from S-8 to S-9.
RESPONSE: Pipes have been labeled.

10) Please provide additional proposed contour labels. It appears that there are contour lines missing on the road northwest of the building.
RESPONSE: Additional proposed labels have been added.

11) There are concerns of possible water trapping between the building and the sidewalk. Please ensure that water will not be trapped against the building.
RESPONSE: Additional spot elevations have been added for clarification.

12) Please label the overhead doors for clarity.
RESPONSE: Overhead doors have been labeled.

13) Please add a curb ramp and provide grading details for the crosswalk in this parking lot.
RESPONSE: Curb ramp and associated grading has been added.

C340 – Basin Detail

1) Please ensure that there is 1 foot of freeboard within the basin.
RESPONSE: Basin now has 1-foot of freeboard.

2) Please clarify why Basin 1 typical section does not show a flat basin bottom.
RESPONSE: Basin 1 now has a flat basin bottom.

3) Please revise S-14 and ensure that the top and inverts are consistent throughout the storm schedules and details.
RESPONSE: S-14 has been revised.

4) Please show a berm on the right side of the basin section to prevent washout of the basin side slopes.
RESPONSE: Berm has been added to the South side of Basin 1.

C350 – Basin Detail

1) Please show a berm on the right side of the basin section to prevent washout of the basin side slopes.
RESPONSE: Berm has been added.

2) Please clarify the slope of the maintenance paths. Label the maximum slope of the maintenance path.
RESPONSE: Maintenance path slope has been labeled.

C400 – Master Utility Plan

1) Suggest shifting lift station to the southwest corner of the parking and running force main to the west of the stormwater basin to save cost and length of wastewater and force main piping.

RESPONSE: Noted.

2) The proposed waste water line travels directly through a MES just south of the property line. Please revise.

RESPONSE: Waterline has been revised.

3) Please provide additional details in the plans on the size and type of material which will be utilized for the force main.

RESPONSE: Force main size and material has been labeled.

C420 – Offsite Utility Plan

1) Please coordinate with FDOT on an FDOT Utility Permit.

RESPONSE: FDOT permit is actively in the works.

2) Please clarify whether pipes will be open cut or jack and bored across each driveway connection and across US-441. Please provide additional detail on location of bore pits and open cuts.

RESPONSE: Offsite utility sheet has been updated.

C440 – Lift Station Details

1) It appears that a cleanout is shown in the private lift station plan at the wet well. Please clarify.

RESPONSE: Cleanout has been removed from lift station.

3) Please verify lift station profile. The elevations shown do not match those of the lift station calculations and appear to be incorrect in the plans.

RESPONSE: Lift station profile has been revised.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On October 31, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. The application proposes the construction of a ±5,909 square foot dealership building and a ±25,480 square foot service building with associated site improvements on a ±4.43 acre portion of Tax Parcel Number 05970-004-000.

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 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 **Monday, December 5, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 10, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 4.3.4(J), Use-Specific Standards*
   a. Per Section 4.3.4(J)(3)(k), service bay doors shall not be oriented toward any residential uses on adjacent lands. A residential use exists adjacent to the west of the repair building and a service bay door is proposed on the west elevation. Revise accordingly.

2. *Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation*
   a. The square footage of the dealership building used to calculate parking requirements is 6,563 square feet, however, Sheet A100 indicates the square footage of the building is 5,909 square feet. The square footage of the repair building used to calculate parking

requirements is 25,889 square feet, however, Sheet A101 indicates the square footage of the building is 25,480 square feet. Resolve the discrepancies and revise parking calculations accordingly.

b. For clarity, please indicate the parking provided to serve the dealership building and indicate the parking provided for display of vehicles.
c. Please indicate that any parking located on the radius of a drive aisle shall be a minimum of 9 feet at its narrowest point.

3. *Section 6.2, Tree Protection & Landscaping Standards*
   a. *Tree Mitigation*
      i. Please include a table on Sheet L100 identifying trees to remain. This table should include the tree species, DBH, and credit afforded for retention per Table 6.2-3.
      ii. Tree credits may be used to fulfill the required landscaping per Section 6.2.2 (site landscaping, parking lot landscaping, parking lot buffers, and perimeter buffers) but cannot be used for any required tree mitigation. Based upon the information on Sheet L100 it appears tree credits are proposed to be used to fulfill mitigation requirements which is not permitted. Revise the landscape plan and tree mitigation accordingly.
      iii. There is an 11" regulated tree proposed for removal in the drive aisle leading to the dealership building. This tree is not included within the mitigation table. Revise accordingly.
   b. *Site Landscaping*
      i. Site landscaping calculations are incomplete.
      ii. Calculations of primary/street facing trees are incomplete.
      iii. A row of shrubs is not provided along the facades of either structure as required per Section 6.2.2(D)(1)(c)(iii).
   c. *Parking Lot Landscaping*
      i. Per Section 6.2.2(D)(2)(iii)c., a landscape island is required every eleven (11) spaces. There are several areas near the dealership building and the repair building where more than eleven (11) spaces are proposed without a landscape island between the parking spaces. Revise accordingly.
      ii. Parking lot rear area calculations are incomplete.
      iii. The 50% reduction of required parking lot area trees is not applicable to the rear building as the parking is not to the rear of the repair building. Revise accordingly.
   d. *Parking Lot Buffer Landscaping*
      i. Tree credits must be assigned for existing trees proposed to be utilized to fulfill parking lot buffer requirements for the front parking lot.
      ii. A continuous row of shrubs is not provided along the perimeter for the front parking lot as required per Section 6.2.2(D)(2)(b)(iv)c.
      iii. Parking lot buffer calculations for rear area are incomplete.
      iv. Parking lot buffer requirements are not fulfilled for rear parking lot.
   e. *Perimeter Buffers*
      i. Ten (10) existing trees are proposed to be credited to fulfill the landscape requirement of the east perimeter buffer of the automobile sales use. While existing trees may be used to fulfill up to 75% of the required buffer per Section 6.2.2(D)(4), tree credits must be allocated if existing trees are to be utilized to fulfill the buffer requirement. Also, it appears than not all of these trees are located on the subject

property. Trees used for credit must be located on the subject property. Revise accordingly.

ii. The 25 canopy trees required for the west perimeter buffer of the repair use are not provided on the plan.

iii. Perimeter buffer calculations are not provided for the following: east perimeter of repair use; north perimeter of repair use; south perimeter of the repair use; west perimeter of sales use.

iv. Calculation of required arterial screening per Section 6.2.3(E) not provided. Note tree credits cannot be utilized to fulfill arterial screening.

f. *Arterial Screening*

i. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

4. *Section 6.4, Exterior Lighting Standards / Photometric Plans*

a. Per Section 6.4.4(A), wall-mounted lights shall have fully shielded luminaires (such as shoebox or can-style fixtures). Please select a fixture type for the repair building consistent with this style.

b. Per Section 6.4.5(A), the mounting height of light fixtures in parking lots less than 100 spaces is 15 feet. While the total number of spaces on-site exceeds 100 spaces, there are two (2) separate and distinct parking lots. Therefore, the maximum mounting height shall be 15 feet.

5. *Section 6.8, Design Standards for Business Uses / Architectural Plans*

a. West elevation of repair building is subject to compliance with Section 6.8.2 per Section 6.8.2(A)(1). Please address.

b. Provide glazing calculations for the south façade of the dealership building and the west façade of the repair building.

c. Provide detail on either the civil or architectural plans that confirms the design of the south elevation of the dealership building complies with the façade massing requirements of Section 6.8.2(A)(2)(b).

d. Confirm metal building panels will not be visible behind board and batten siding on the south elevation of the dealership building.

e. Per Section 6.8.2(A)(2)(d)(i), metal siding may not be used in more than 50% of a façade facing an existing residential use. This is applicable to the west elevation of the repair building. Please address.

f. Per Section 6.8.2(C), a stub for future interconnection to the land adjacent to the east is required.

6. *Miscellaneous*

a. Ensure building square footages are consistent throughout plan sheets.

b. Location of construction trailer shown on Sheet C120 is within an area of proposed site improvements (parking/landscaping). Consider relocating to an area that would not affect site improvements.

c. Identify the location of all on-site traffic control signage/features.

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 November 17, 2022.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue (forthcoming – to be provided under separate cover).
   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated November 17, 2022.

8. *Minor Comments*
   a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.
   b. Sheet C100: The correct title of the ILW zoning district is "Light & Warehouse Industrial". Please correct the vicinity map legend.

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)*
Govinda Romero, Motory Group, 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: **Nov 17, 2022**

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

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

TR 11/17/2022

RE: **Motory Site Plan**

Public Services has reviewed the subject project (Oct 27, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **Sheet C310:** • The proposed water main appears to be directly under stormwater end section S-17. Suggest moving the water main so that it is not under the stormwater system. Please **resubmit** this sheet.
2.	**Comment on Oct 27, 2022 Submittal** **Sheet C400:** • General Utility Note 1: Please replace "CITY OF ALACHUA DETAILS" with "CITY OF ALACHUA, WATER & WASTEWATER DESIGN & CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION" • Please "WATER FITTING SCHEDULE" to "WATER **SYSTEM** FITTING SCHEDULE" • Water Fitting 2: Please change to 1 – 8" **DI** 90 BEND"

NO.	COMMENTS
	• Add SANITARY SEWER NOTE: "12. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS" • Add " WATER SYSTEM NOTES SEE C401" Please **resubmit** this sheet.
3	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** • At the water meter (fitting # 4), add text "END OF COA MAINTENANCE" • At MH-4, add text "END OF COA MAINTENANCE" Please **resubmit** this sheet.
4	**Comment on Oct 27, 2022 Submittal** **Sheet C410:** Please add Water System Notes as follows: WATER SYSTEM NOTES 1. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH "CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION". 2. PVC WATER PIPE SHALL BE C900 DR-18. 3. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON. 4. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309 5. PROVIDE TRACER WIRE SYSTEM(S) FOR WATER SYSTEM PIPE, BOTH METAL AND NON-METAL. 6. ON THE SOUTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE EXTENSION OF EXISTING PIPE AND END AT THE VALVE JUST PRIOR TO GOING UNDERNEATH US-441. 7. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS. Please **resubmit** this sheet.

NO.	COMMENTS
5.	**Comment on Oct 27, 2022 Submittal** **Sheet C430:** • Show gate valves on both sides of the US-441 crossing. • As previously mentioned, resolve the conflict between the water main and the stormwater system near S-17. • Show and specify the construction technique(s) necessary; for example, jack & bore, required to install the water and gravity wastewater mains under US-441. • Restraint of existing transmission main may be required because the new water main will likely cause a force imbalance. Thus, near fitting 1, add a note with text similar to: "RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149". Please **resubmit** this sheet.
6.	**Comment on Oct 27, 2022 Submittal** **Sheet C440:** • Because pump discharge is 1 ¼-inch, as per FL Bldg code, pump must be the grinder type. Please confirm the pump is the grinder type. Please **submit** response & **resubmit** this sheet.
7.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** • Suggest deleting the top center backflow preventer detail because it duplicates the function of Detail 121. • Update the following details (CoA will provide a link of the updates.) 115, 127, 142, 145 Please **resubmit** this sheet.
8.	**Comment on Oct 27, 2022 Submittal** **Sheet C450:** Please add the following details to this or other sheets (CoA will provide a link to the details): • 303 Bedding & Trenching • 318 Tracer Wire Access point • 103 Fire hydrant • 309 Joint Restraint

NO.	COMMENTS
	• 149 Water Service Connection (Thrust Restraint) • 321A Tracer Wire Legend Please **resubmit** this sheet.
9	**Comment on Oct 27, 2022 Submittal** **Sheet L301:** • Please review tree location to ensure minimum distance requirements between trees and water mains. Minimum distance requirement between trees and water mains is 10 feet. • The City is recommending that the water main under the road be relocated so it is off the road. • Please coordinate with your piping specialist. Please **resubmit** this sheet.
10	**Comment on Oct 27, 2022 Submittal** **Sheets C410, C420 & C430:** • CoA will have maintenance responsibility of the water piping upstream the water meters. Water meter location is such that upstream water piping is now shown under the road. • Please relocate the water piping supplying the water meters so that it is not under the road. Please **resubmit** these sheets.
11	**Comment on Oct 27, 2022 Submittal** **Sheet C110:** • Please check project title of "ROMERO" on this sheet. Please **resubmit** this sheet.
12	**Comment on Oct 27, 2022 Submittal** **General Electrical** Please **resubmit** this sheet. This project is NOT in the City of Alachua Electrical Service area. Thus the electrical portion of the design was NOT reviewed.

NO.	COMMENTS
END OF COMMENTS	

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

November 17, 2022

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

Re: Motory Site Plan

Dear Mr. Tabor:

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

C100 – Cover Sheet

1. Please clarify parking calculations. It appears that there is significantly more parking spaces shown on the site plan than what is shown in the calculations and is allowable per City of Alachua standards.

C200 – Dimension Plan

1. Please show the square footage of the proposed building shown on this sheet.
2. Please revise several of the labels which are illegible.
3. Coordinate with the FDOT on possible improvements which will be required at the connection to US-441.

C310 – Paving, Grading and Drainage Plan

1. The current grading plans will significantly impact many of the trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.
2. Please label sidewalk as step-up sidewalk for clarity.
3. Please label curb throughout site.
4. Please provide additional spots on the entry roadway to the site.
5. To the north of the connection to the automobile dealership parking area, the road appears to be very flat with no cross slope. Please verify grading design of this area.
6. Please provided additional spots and details to the dumpster pad.
7. Please add additional spots on the sidewalk in front of the building to demonstrate cross slope.

8. There are concerns of possible water trapping between the building and the sidewalk. Please ensure that water will not be trapped against building.
9. Suggest extending concrete to building to the north of the building just past the door to avoid maintenance concerns.
10. Please verify cross slope at SE corner of the building. Provide additional spot grades in this area to show the slopes of the step up sidewalk.
11. Please label pipe slopes or provide a storm pipe schedule.

C320 – Paving, Grading and Drainage Plan

1. The current grading plans will impact several trees on site which are shown to remain. Please verify which trees will remain with this project and which will be removed.
2. Please label sidewalk as step-up sidewalk for clarity.
3. Please provide additional detail on sidewalk cross slopes to provide additional clarity.
4. Please provided additional spots and details to the dumpster pad.
5. Please label contour at bottom of berm and fix contour lines in basin.
6. Label the maintenance path and clarify what type of material this will be.
7. Mitered End Section S-9 should come in perpendicular to the side slope of the basin to improve constructability and prevent erosion.
8. Please show Mitered End Section S-9 in the storm schedule.
9. Please show pipe slopes. It appears that there is no slope on the pipe from S-8 to S-9.
10. Please provide additional proposed contour labels. It appears that there is contour lines missing on the road northwest of the building.
11. There are concerns of possible water trapping between the building and the sidewalk. Please ensure that water will not be trapped against building.
12. Please label the overhead doors for clarity.
13. Please add a curb ramp and provide grading details for the crosswalk in this parking lot.

C340 – Basin Detail

1. Please ensure that there is 1 foot of freeboard within the basin.
2. Please clarify why Basin 1 typical section does not show a flat basin bottom.
3. Please revise S-14 and ensure that the top and inverts are consistent throughout the storm schedules and details.
4. Please show a berm on the right side of the basin section to prevent washout of the basin side slopes.

C350 – Basin Detail

1. Please show a berm on the right side of the basin section to prevent washout of the basin side slopes.
2. Please clarify the slope of the maintenance paths. Label the maximum slope of the maintenance path.

C400 – Master Utility Plan

1. Suggest shifting lift station to the southwest corner of the parking and running force main to the west of the stormwater basin to save cost and length of wastewater and force main piping.
2. The proposed waste water line travels directly through a MES just south of the property line. Please revise.
3. Please provide additional details in the plans on the size and type of material which will be utilized for the force main.

C420 – Offsite Utility Plan

1. Please coordinate with FDOT on an FDOT Utility Permit.
2. Please clarify whether pipes will be open cut or jack and bored across each driveway connection and across US-441. Please provide additional detail on location of bore pits and open cuts.

C440 – Lift Station Details

1. It appears that a cleanout is shown in the private lift station plan at the wet well. Please clarify.
2. Please verify lift station profile. The elevations shown do not match those of the lift station calculations and appear to be incorrect in the plans.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

November 14, 2022

City of Alachua
Planning & Community Development
Justin Tabor, AICP

Re: Completeness Review: Motory Site Plan Application

The applicant's responses to the Completeness Review issued on 11/7/2022 are below.

1. 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 an application submission confirmation; however, the document does not identify the project name. A search of the SRWMD permit site did not return the permit number. Submit documentation which verifies the confirmation is for this project.
RESPONSE: Permit application has been submitted and is under review under permit No. ERP 242201-2. See attached confirmation from the SRWMD website page.

2. Site Plan Application Attachment #15: Access Management Permit from Florida Department of Transportation (FDOT). The project proposes to ingress/egress on to US 441. A cope of an approved access management permit or documentation evidencing such permit has been submitted to FDOT has not been included. Submit a copy of an approved access management permit or documentation evidencing such permit has been submitted to FDOT.
RESPONSE: Permit application has been submitted and is under review under permit OSP - Permit # 2022-A-291-00041. See attached confirmation from the FDOT website page.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 7, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: Motory Site Plan Application

Dear Ms. Vega:

On October 31, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. The application proposes the construction of a ±5,909 square foot dealership building and a ±25,480 square foot service building with associated site improvements on a ±4.43 acre portion of Tax Parcel Number 05970-004-000.

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 Monday, November 14, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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

Please address the following:

1. **Site Plan Application Attachment #13: Environmental Resource Permit (ERP) or Letter of Exemption from Suwannee River Water Management District (SRWMD).** The applicant has submitted a copy of an application submission confirmation, however, the document does not identify the project name. A search of the SRWMD permit site did not return the permit number. Submit documentation which verifies the confirmation is for this project.

2. **Site Plan Application Attachment #15: Access Management Permit from Florida Department of Transportation (FDOT).** The project proposes to ingress/egress on to US 441. A cope of an approved access management permit or documentation evidencing such permit has been submitted to FDOT has not been included. Submit a copy of an approved access management permit or documentation evidencing such permit has been submitted to FDOT.

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)*
Govinda Romero, Motory Group, LLC *(by electronic mail)*
Project File

October 28, 2022

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Motory
Site Plan Application

The proposed project is an automobile dealership and service/repair building with associated parking, utilities, and stormwater facilities. The project is located at 13663 NW US Hwy 441 on Tax Parcel No. 05970-004-000. The project site is approximately 4.43} (+/-) acres and contains an existing single family home to be demolished.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 2, 2022

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Motory Automobile Dealership & Service Center Site Plan Application

Dear Ms. Vega:

On February 28, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Motory Group, LLC for the Motory Automobile Dealership and Service Center. The application proposes the construction of a ±5,968 square foot dealership building, a ±15,618 square foot service building, and a carwash on a ±4.43 acre portion of Tax Parcel Number 05970-004-000.

The application cannot be accepted at this time because a Pre-Application Conference has not been held with Staff to discuss the proposed development. Please submit a written request for a Pre-Application Conference. The request must include a summary description of the project and a concept sketch/plan.

If you have any questions, please feel free to contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

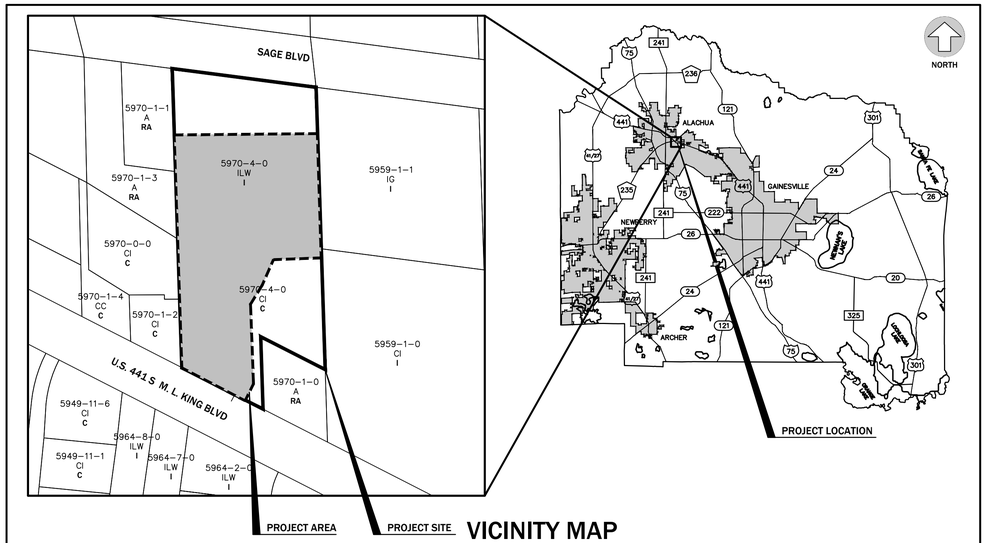
Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Govinda Romero, Motory Group, LLC *(by electronic mail)*
Project File

MOTORY SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	MOTORY GROUP LLC.
2.	NAME OF PROJECT:	MOTORY SITE PLAN
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF AN AUTOMOBILE DEALERSHIP, SERVICE AND REPAIR, BUILDING WITH ASSOCIATED DRAINAGE
4.	PROJECT ADDRESS:	13663 NW US HWY 441 ALACHUA, FLORIDA 32615
5.	TAX PARCEL NUMBER:	05970-004-000 PORTION OF
6.	SECTION/TOWNSHIP/RANGE:	SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	COMMERCIAL INTENSIVE & INDUSTRIAL, LIGHT AND WAREHOUSING
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL & COMMERCIAL
9.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED FOR THESE BUILDINGS. THE BUILDINGS SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
10.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
11.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 03°33'57" EAST, 26.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1430.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 591.18 FEET; THENCE RUN SOUTH 03°02'43" EAST, 1151.12 FEET, THENCE RUN NORTH 64°10'00" WEST, 295.00 FEET; THENCE RUN SOUTH 03°02'43" EAST, 295.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S HIGHWAY NO. 441); THENCE RUN NORTH 64°10'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 371.33 FEET; THENCE RUN NORTH 03°02'43" WEST, 1219.47 TO THE POINT OF BEGINNING.

THE ABOVE DECSRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA.

LEGEND:

ZONING:

- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- CC – COMMUNITY COMMERCIAL
- A – AGRICULTURAL
- IG – INDUSTRIAL GENERAL
- I – INDUSTRIAL

FUTURE LAND USE:

- RA – RURAL AGRICULTURAL
- I – INDUSTRIAL
- C – COMMERCIAL

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	701,662	16.11	---
2.	TOTAL PROJECT AREA:	310,703	7.13	100.00%
3.	PROPOSED BUILDING COVERAGE:	33,209	0.76	10.69%
4.	PAVEMENT AND SIDEWALK AREA:	98,274	2.26	31.63%
5.	TOTAL IMPERVIOUS AREA:	131,483	3.02	42.32%
6.	OPEN AREA:	179,220	4.11	57.68%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1A.	VEHICULAR PARKING FOR AUTOMOBILE DEALERSHIP	AUTOMOBILE RENTAL AND SALES 1 SPACE PER 300 S.F. PLUS 1 SPACE PER 1,000 S.F. OUTDOOR DISPLAY AREA	1 SPACE PER 300 S.F 5,909 S.F. 5,909/300 =20 SPACES 1 SPACE PER 1,000 S.F. 8,748 S.F. 8,748/1000 = 9 SPACES TOTAL = 29 SPACES	35 SPACES INCLUDING 2 HANDICAP SPACES TO SERVE DEALERSHIP AND 54 SPACES FOR DISPLAY VEHICLES
		REQUIRED HANDICAP SPACES	26 TO 50 TOTAL SPACES = 2 SPACES	
		TOTAL:	MINIMUM PARKING PARKING SPACES REQUIRED = 29 SPACES MAXIMUM PARKING SPACE PER SECTION 6.1.4(B)(5)(a) 29 SPACES X 125% = 36 SPACES	
1B.	VEHICULAR PARKING FOR AUTOMOBILE SERVICE AND REPAIR	AUTOMOBILE REPAIR AND SERVICING 1 SPACE PER 400 S.F. FLOOR AREA	1 SPACE FOR 400 S.F. 27,300 S.F. 25,480/400 = 68 SPACES	72 INCLUDING 3 HANDICAP SPACES
		REQUIRED HANDICAP SPACES	51 TO 75 TOTAL SPACES = 3 HANDICAP SPACES	
		TOTAL:	MINIMUM PARKING SPACES REQUIRED = 68 SPACES MAXIMUM PARKING SPACES REQUIRED PER SECTION 6.1.4(B)(5)(a) 68 SPACES X 125% = 85 SPACES	

BUILDING INFORMATION	
BUILDING HEIGHT:	DEALERSHIP: 20'-0" SERVICE AND REPAIR: 27'-10"
SPRINKLERED:	DEALERSHIP: NO SERVICE AND REPAIR: NO
OCCUPANCY CLASS:	DEALERSHIP: B SERVICE AND REPAIR: B
CONSTRUCTION TYPE:	DEALERSHIP: II B SERVICE AND REPAIR: II B
NUMBER OF STORIES:	DEALERSHIP: ONE SERVICE AND REPAIR: ONE
GROSS FLOOR AREA:	DEALERSHIP: 5,909 S.F. SERVICE AND REPAIR: 27,300 S.F.

TRIP GENERATION

ITE LAND USE: 841 AUTOMOBILE SALES (USED)
PROPOSED: AUTOMOBILE DEALERSHIP

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.13	5.91	14.02	76%	24%	10.66	3.36
PM	3.75	5.91	22.16	47%	53%	10.41	11.74
ADT	27.06	5.91	159.90	50%	50%	79.95	79.95
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

ITE LAND USE: 943 AUTOMOBILE PARTS AND SERVICE CENTER
PROPOSED: AUTOMOBILE SERVICE AND REPAIR

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.91	27.30	52.14	72%	28%	37.54	14.60
PM	2.06	27.30	56.24	39%	61%	21.93	34.31
ADT	16.60	27.30	453.18	50%	50%	226.59	226.59
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

	AM	PM	AVG				
EXISTING	0	0	0				
PROPOSED	66	78	613				
NET	66	78	613				

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOL, AND NOTES
C120	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL
C130	OVERALL DEVELOPMENT PLAN
C200	DIMENSION PLAN (1 OF 2)
C210	DIMENSION PLAN (2 OF 2)
C300	MASTER PAVING, GRADING, AND DRAINAGE PLAN
C310	PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)
C320	PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)
C330	PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES
C340	BASIN DETAIL (1 OF 2)
C350	BASIN DETAILS (2 OF 2)
C360	STORMWATER POLLUTION PREVENTION PLAN
C400	MASTER UTILITY PLAN
C410	UTILITY PLAN (1 OF 2)
C420	UTILITY PLAN (2 OF 2)
C430	OFFSITE UTILITY PLAN
C440	LIFT STATION DETAILS
C450	UTILITY DETAILS AND NOTES
C460	UTILITY DETAILS AND NOTES
C470	UTILITY DETAILS AND NOTES
V-001	BOUNDARY SURVEY
SHEETS 1 - 4	TOPOGRAPHIC SURVEY
L100 - L301	LANDSCAPE PLANS
A100 - A201	ARCHITECTURAL PLANS
E1	PHOTOMETRIC PLANS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C100

EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH ⟵	=	GUY ANCHOR
○ BO	=	WATER BLOW OFF
○ CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
■	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
❀	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
⋈ GV	=	GAS VALVE
○ GP	=	GUY POLE
Ⓗ	=	ELECTRICAL HANDHOLE
⊹ FH	=	FIRE HYDRANT
⋈ IRRIG VLV	=	IRRIGATION VALVE
☆ LT PL	=	LIGHT POLE
◊ MBOX	=	MAIL BOX
◯	=	MANHOLE
○ PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
⁕	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
◯	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
⋈ WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
W	=	UNDERGROUND WATER LINE
BRUSH	=	SPOT ELEVATION

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME
•	ba10.	=	10" BAY
•	cb11.	=	11" CHINABERRY
•	ce11.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	cht10.	=	10" CHINESE TALLOW
•	hi11.	=	11" HICKORY
•	lao12.	=	12" LAUREL OAK
•	li15.	=	15" LIVE OAK
•	mb12.	=	12" MULBERRY
•	mg18.	=	18" MAGNOLIA
•	pa18.	=	18" PALM
•	pi14.	=	14" PINE
•	po9.	=	9" POST OAK
•	sb11.	=	11" SUGARBERRY
•	sg17.	=	17" SWEETGUM
•	tko11.	=	11" TURKEY OAK
•	tree18.	=	18" UNIDENTIFIED TREE
•	wo14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)
- • pi20 — EXISTING TREE TO REMAIN
- × pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   - B. LABOR SAFETY STANDARDS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    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 CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.

    RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

CONSTRUCTION NOTES

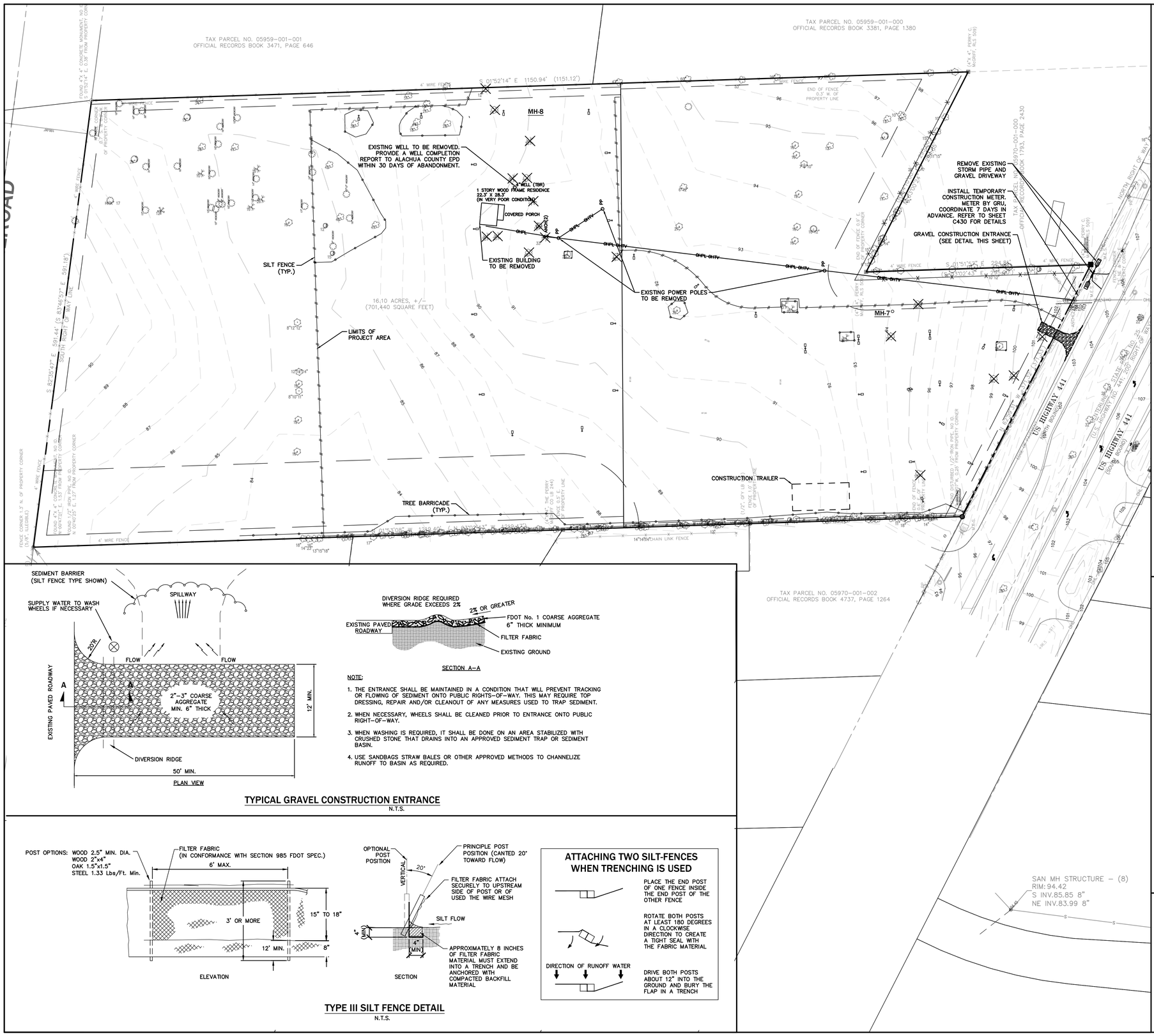
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE DRC AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER



DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING–OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.

NOTE:

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.
4. USE SANDBAGS STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

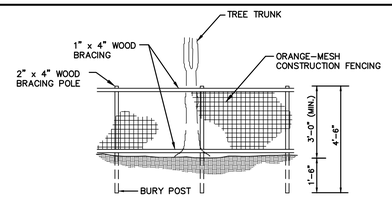
TYPICAL GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE DETAIL

N.T.S.



ELEVATION

NOTES:

1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1–1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
3. NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
4. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
5. THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIPLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIPLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.

TREE BARRICADE FENCING DETAIL

N.T.S.

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- p120 — EXISTING TREE TO BE REMOVED

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NORTH
SCALE: 1" = 60'
0 30 60 100
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:

MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:

TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

Designed: QH	Sheet No.: C120
Drawn: MAB	
Checked: CSV/TAR	
Date: 02/16/23	

TAX PARCEL NO. 05959-001-001
OFFICIAL RECORDS BOOK 3471, PAGE 646

TAX PARCEL NO. 05959-001-000
OFFICIAL RECORDS BOOK 3381, PAGE 1380

5' BUFFER
15' SETBACK
7.5' BUFFER
S 01°52'14" E 1150.94' (1151.12')
PROPOSED ZONING LINE PER LEGAL DESCRIPTION
LIMITS OF PROJECT AREA
AUTOMOBILE SERVICE AND REPAIR 27,300 S.F.
STORMWATER BASIN 1
16.10 ACRES, +/-
(701,440 SQUARE FEET)
STORMWATER BASIN 2
AUTOMOBILE DEALERSHIP 5,909 S.F.
PROPOSED 6 FEET HIGH FENCE TO MEANDER THE EXISTING TREES
EXISTING RESIDENCE
TAX PARCEL NO. 05970-001-000
OFFICIAL RECORDS BOOK 1793, PAGE 2430
NORTH RIGHT OF WAY LINE
50' BUFFER
10' BUFFER
20' SETBACK
PARKING FOR DISPLAY VEHICLES
PROPOSED ZONING LINE PER LEGAL DESCRIPTION
LIGHT INDUSTRIAL AND WAREHOUSE
COMMERCIAL INTENSIVE
100' BUFFER
15' SETBACK
S. 82°35'47" E. 591.44' (S 83°46'57" E 591.18')
SOUTH RIGHT OF WAY LINE
POINT OF BEGINNING
(S 83°46'57" E)
(1430.80')
EXISTING RESIDENCE
TAX PARCEL NO. 05970-001-001
OFFICIAL RECORDS BOOK 970, PAGE 644
TAX PARCEL NO. 05970-001-003
OFFICIAL RECORDS BOOK 2578, PAGE 1102
TAX PARCEL NO. 05970-000-000
OFFICIAL RECORDS BOOK 4355, PAGE 1428
TAX PARCEL NO. 05970-001-002
OFFICIAL RECORDS BOOK 4737, PAGE 1264
US HIGHWAY 441 (SOUTH BOUND)
US HIGHWAY 441 (NORTH BOUND)
CENTERLINE STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441) 200' RIGHT OF WAY
EDGE OF PAVEMENT
M.E.S.
RIP
ASPHALT
CONCRETE

NORTH
SCALE: 1" = 50'
0 20 50 100
GRAPHIC SCALE

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:
MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
OVERALL DEVELOPMENT PLAN

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C130

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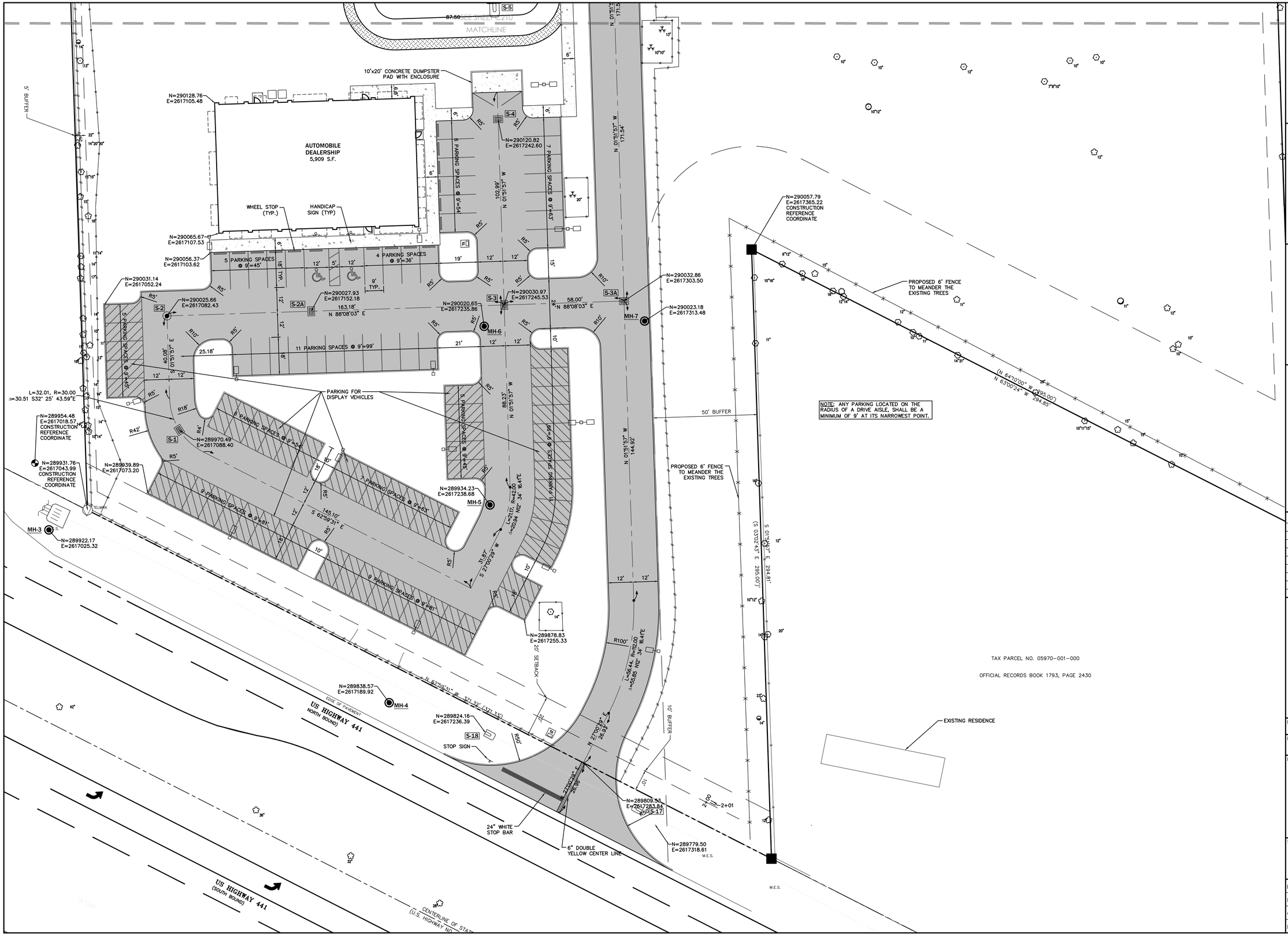

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN (1 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C200

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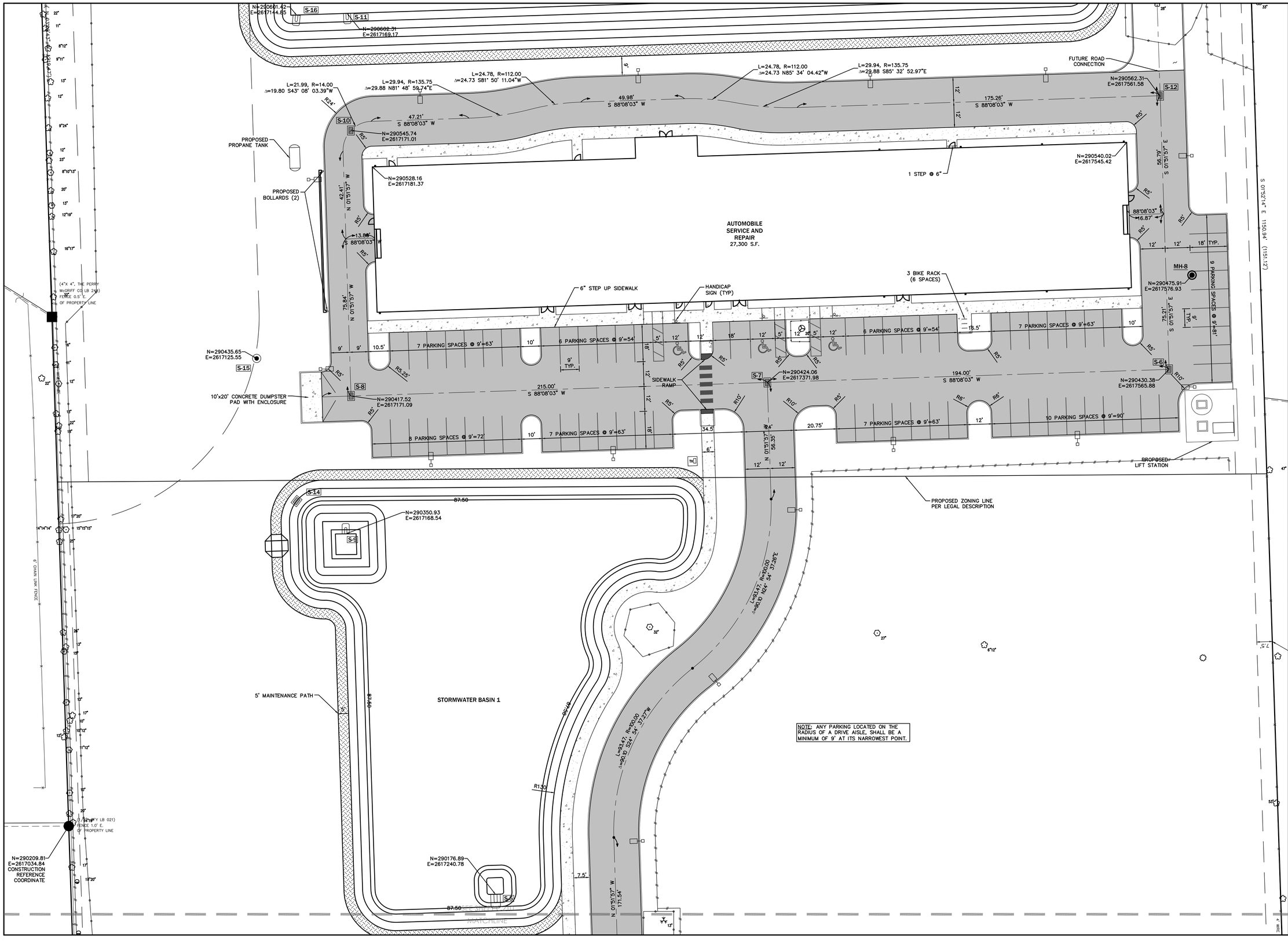

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:

MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

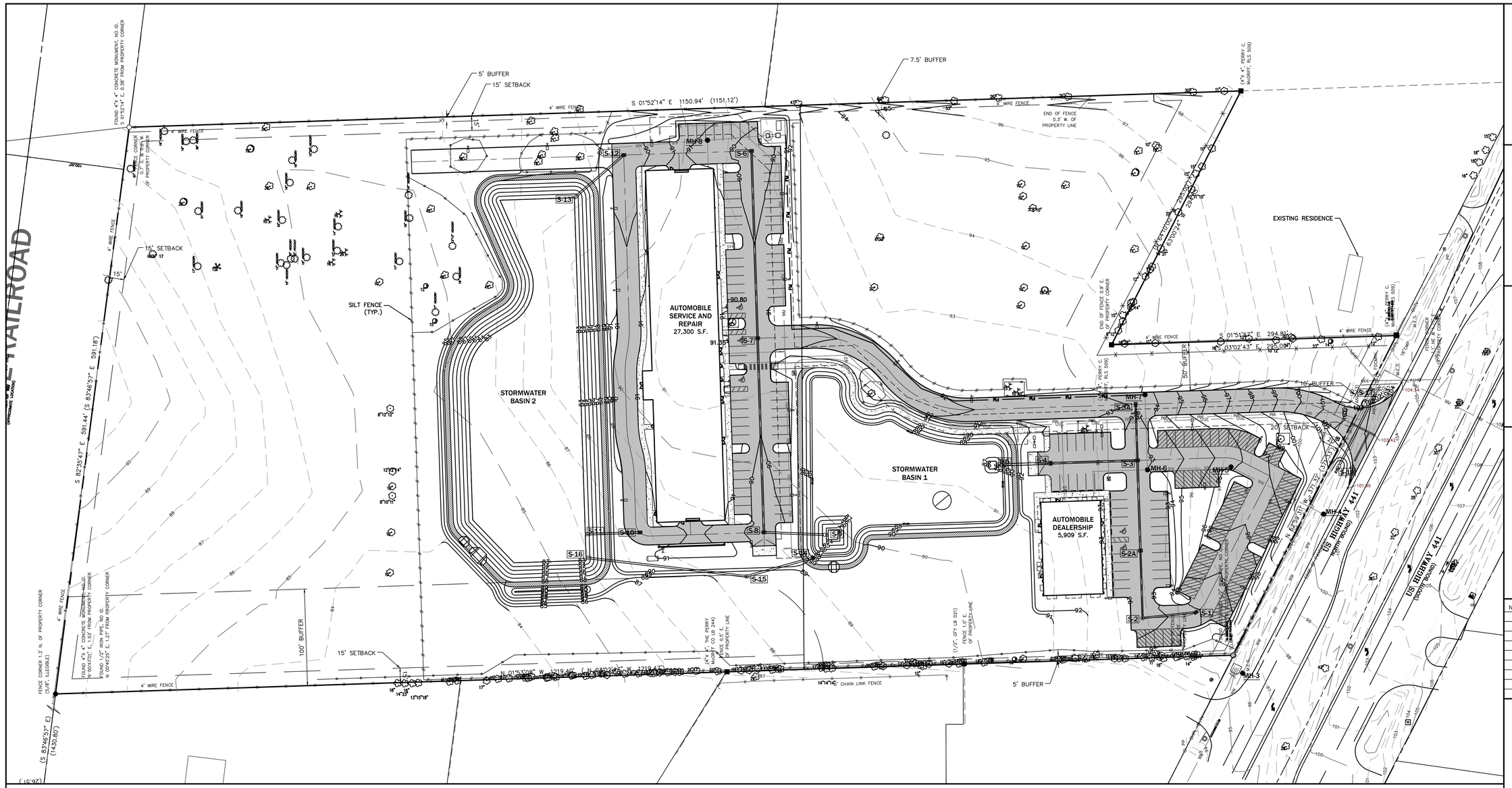
Sheet title:

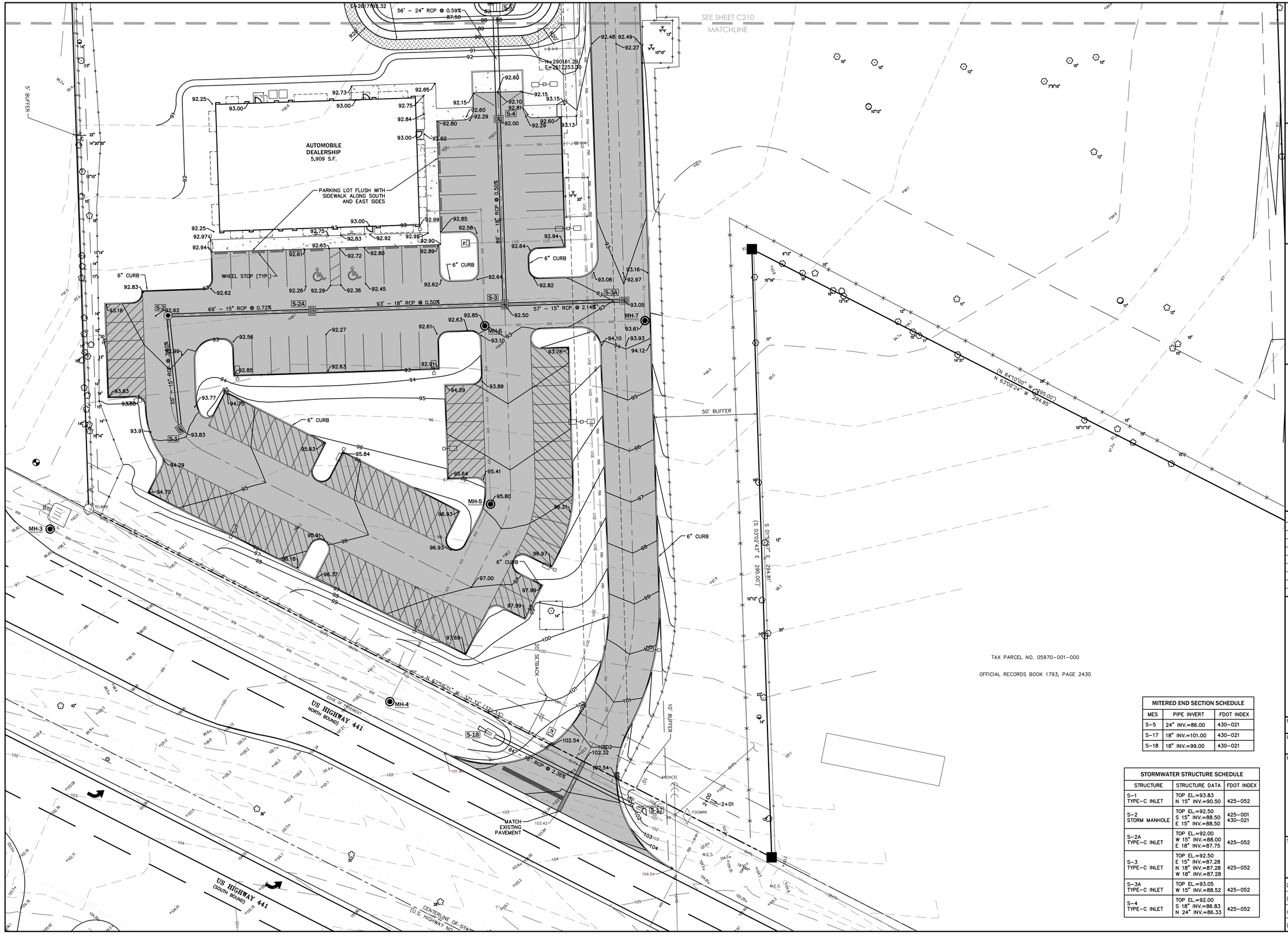
DIMENSION PLAN (2 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C210

\\server3\engprojects\2021-0065 - motory - 05970-004-000 - govinda romero\Plans\current dwg\R21065J1.dwg, C210 - DIM(2), 3/24/2023 1:54:29 PM, _AutoCAD PDF (General Documentation).pc3, QH


AUTOMOBILE SERVICE AND REPAIR 27,300 S.F.
AUTOMOBILE DEALERSHIP 5,909 S.F.
STORMWATER BASIN 1
STORMWATER BASIN 2
EXISTING RESIDENCE
S 01°52'14" E 1150.94' (1151.12')
S 87°35'47" E 591.44' (S 87°46'57" E 591.18')
N 01°51'08" W 1219.46' (N 01°51'08" W 1219.46')
N 82°39'31" W 371.32' (371.33')
S 01°51'52" E 294.81'
S 03°02'43" E 295.09'
N 01°07'24" W 294.81'
5' BUFFER
7.5' BUFFER
10' BUFFER
50' BUFFER
15' SETBACK
16' SETBACK
20' SETBACK
100' BUFFER
SILT FENCE (TYP.)
4" WIRE FENCE
CHAIN LINK FENCE
END OF FENCE 0.3' W. OF PROPERTY LINE
FENCE CORNER 1.5' N. OF PROPERTY CORNER
FOUND 4"X 4" CONCRETE MONUMENT, NO ID. S 01°52'14" E, 0.38' FROM PROPERTY CORNER
FOUND 4"X 4" CONCRETE MONUMENT, NO ID. N 00°47'01" E, 1.53' FROM PROPERTY CORNER
FOUND 1/2" IRON PIPE, NO ID N 00°49'25" E, 1.67' FROM PROPERTY CORNER
4" X 4" CONC. (BROKEN) MONUMENT, NO ID. 0.7' S. OF PROPERTY CORNER
4" X 4" CONC. MONUMENT (BROKEN), NO ID. 0.4' W. OF PROPERTY CORNER
(4" X 4" CONC. MONUMENT, NO ID. 0.4' W. OF PROPERTY CORNER)
(4" X 4" CONC. MONUMENT, NO ID. 0.7' S. OF PROPERTY CORNER)



MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-5	24" INV.=86.00	430-021
S-17	18" INV.=101.00	430-021
S-18	18" INV.=99.00	430-021

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=93.83 N 15" INV.=90.50	425-052
S-2 STORM MANHOLE	TOP EL.=92.50 S 15" INV.=88.50 E 15" INV.=88.50	425-001 430-021
S-2A TYPE-C INLET	TOP EL.=92.00 W 15" INV.=88.00 E 18" INV.=87.75	425-052
S-3 TYPE-C INLET	TOP EL.=92.50 E 15" INV.=87.28 N 18" INV.=87.28 W 18" INV.=87.28	425-052
S-3A TYPE-C INLET	TOP EL.=93.05 W 15" INV.=88.52	425-052
S-4 TYPE-C INLET	TOP EL.=92.00 S 18" INV.=86.83 N 24" INV.=86.33	425-052

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

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

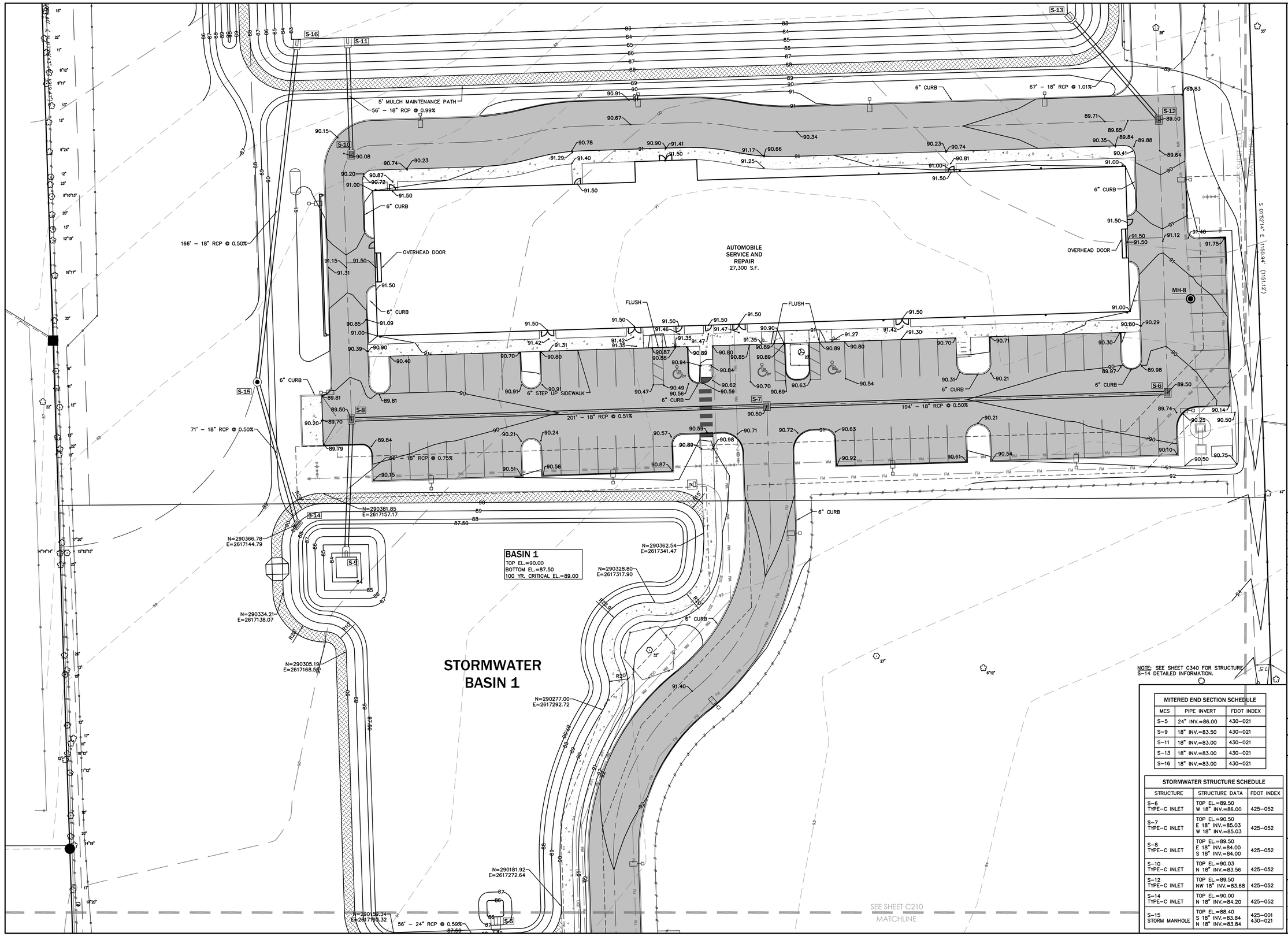
Project title:
MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C310

\\server3\engprojects\2021-0065 - motory - 05970-004-000 - govinda romero\Plans\current dwg\R21065J1.dwg, C310 - PGD (1), 3/24/2023 1:54:46 PM, _AutoCAD PDF (General Documentation).pc3, QH



MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-5	24" INV.=86.00	430-021
S-9	18" INV.=83.50	430-021
S-11	18" INV.=83.00	430-021
S-13	18" INV.=83.00	430-021
S-16	18" INV.=83.00	430-021

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-6 TYPE-C INLET	TOP EL.=89.50 W 18" INV.=86.00	425-052
S-7 TYPE-C INLET	TOP EL.=90.50 E 18" INV.=85.03 W 18" INV.=85.03	425-052
S-8 TYPE-C INLET	TOP EL.=89.50 E 18" INV.=84.00 S 18" INV.=84.00	425-052
S-10 TYPE-C INLET	TOP EL.=90.03 N 18" INV.=83.56	425-052
S-12 TYPE-C INLET	TOP EL.=89.50 NW 18" INV.=83.68	425-052
S-14 TYPE-C INLET	TOP EL.=90.00 N 18" INV.=84.20	425-052
S-15 STORM MANHOLE	TOP EL.=88.40 S 18" INV.=83.84 N 18" INV.=83.84	425-001 430-021

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

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

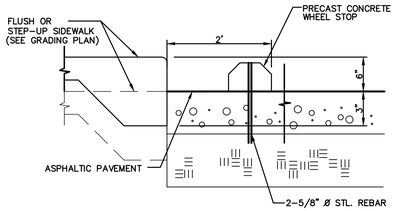
Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

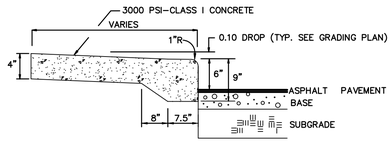
Sheet No.: C320

\\server3\engprojects\2021-0065 - motory - 05970-004-000 - govinda romero\Plans\current dwg\R21065J1.dwg, C320 - PGD (2), 3/24/2023 1:54:56 PM, _AutoCAD PDF (General Documentation).pc3, QH



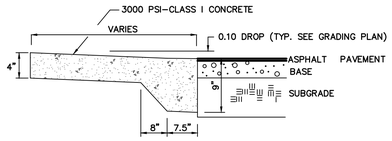
SIDEWALK W/ PREFAB WHEEL STOP

N.T.S.



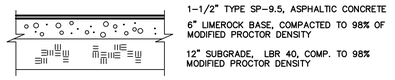
TYPICAL STEPUP SIDEWALK

N.T.S.



TYPICAL FLUSH SIDEWALK DETAIL

N.T.S.



TYPICAL ASPHALT PAVEMENT DETAIL

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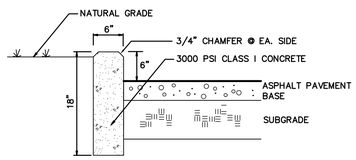
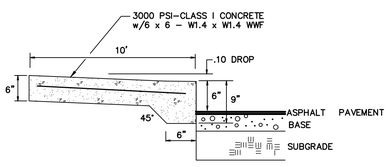


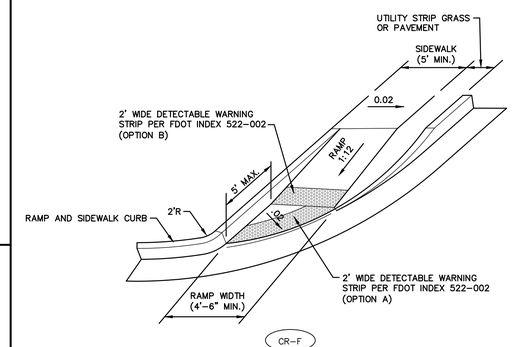
6" STANDARD CURB DETAIL

N.T.S.



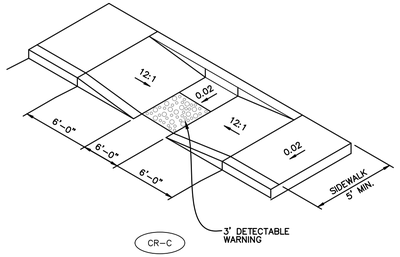
CONCRETE DUMPSTER PAD DETAIL

N.T.S.



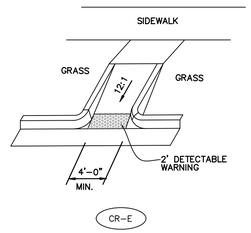
SIDEWALK CURB RAMPS-FDOT INDEX 522-002

N.T.S.



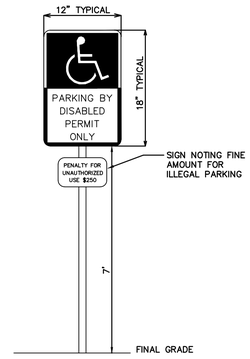
SIDEWALK RAMP DETAIL-FDOT INDEX 522-002

N.T.S.



SIDEWALK CURB RAMPS-FDOT INDEX 522-002

N.T.S.

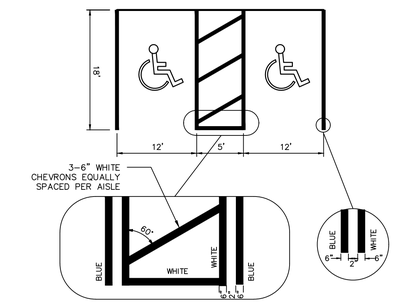


SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

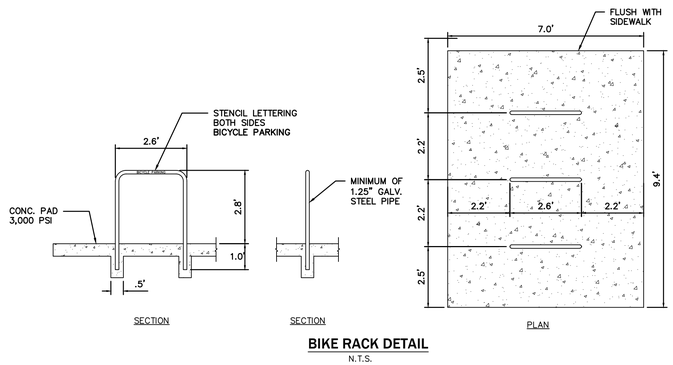
HANDICAP PARKING SIGN DETAIL

N.T.S.



HANDICAP STRIPING DETAIL

N.T.S.



BIKE RACK DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. 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.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% 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 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL 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 AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. CITY RIGHT-OF-WAY:
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT 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.
   C. THE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER."

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C330

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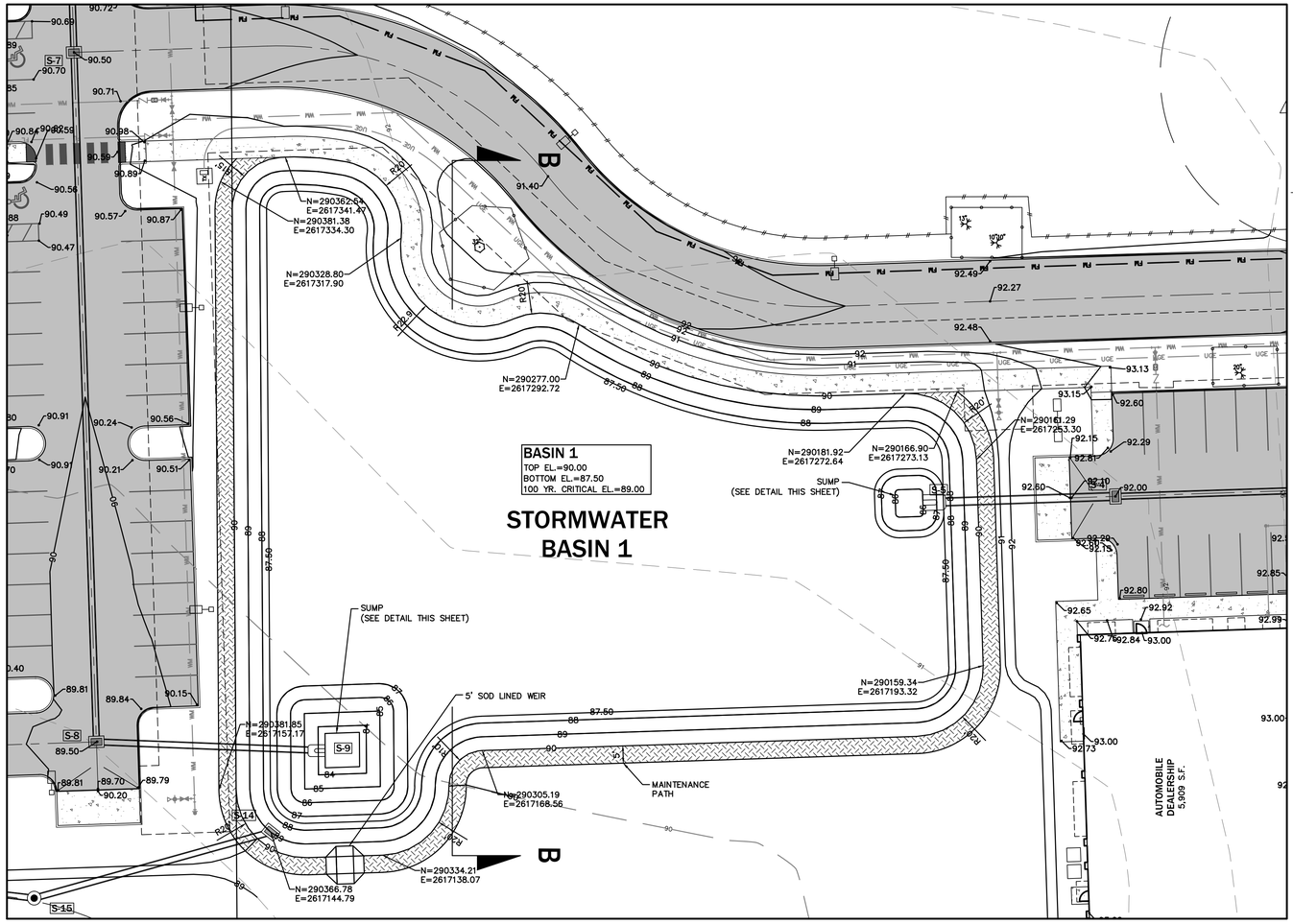
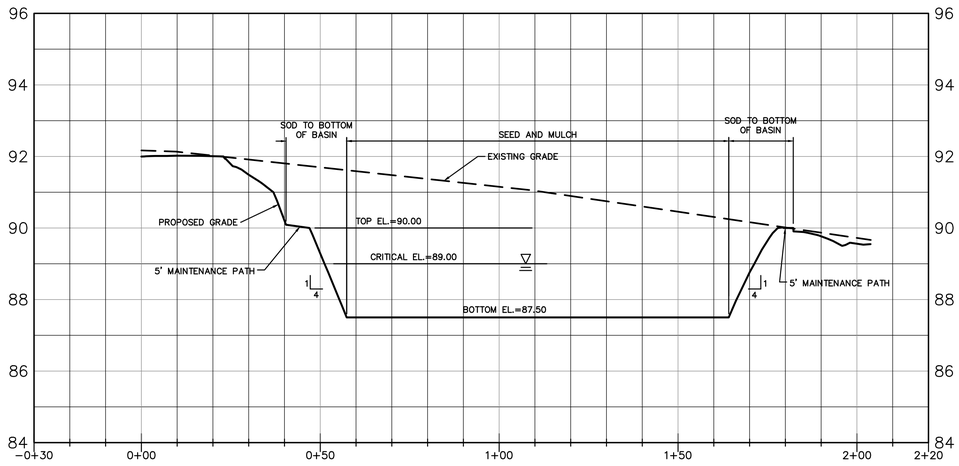
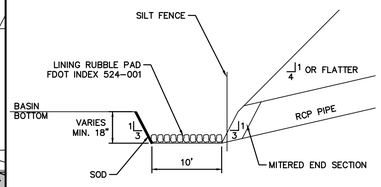




BASIN 1 TYPICAL SECTION B-B

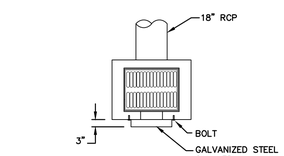
PROFILE SCALES:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



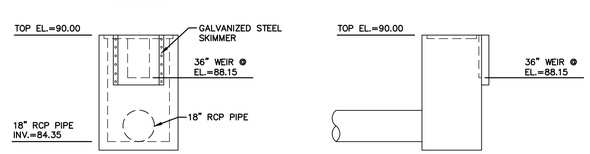
SUMP DETAIL
N.T.S.

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-5	24" INV.=86.00	430-021
S-9	18" INV.=83.50	430-021

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-4 TYPE-C INLET	TOP EL.=92.00 S 18" INV.=86.83 N 24" INV.=86.33	425-052
S-7 TYPE-C INLET	TOP EL.=90.50 E 18" INV.=85.03 W 18" INV.=85.03	425-052
S-8 TYPE-C INLET	TOP EL.=89.50 E 18" INV.=84.00 S 18" INV.=84.00	425-052
S-14 TYPE-C INLET	TOP EL.=90.00 N 18" INV.=84.20	425-052



PLAN VIEW



PROFILE VIEW

BASIN OUTFALL S-14 DETAIL
N.T.S.

MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   MOTORY GROUP LLC, WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN:

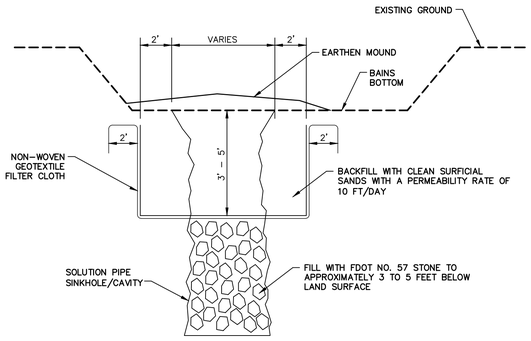
   A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.

   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN 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 AVOID EROSION (WINTER RYE, SUMMER MILLET).

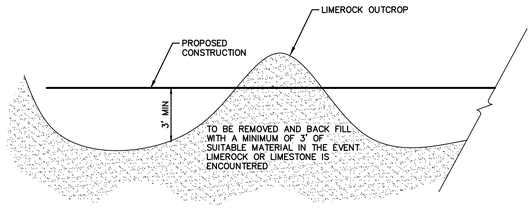
   D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.

   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. 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.

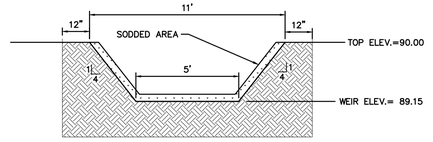
SOLUTION PIPE/CHIMNEY REPAIR DETAIL
N.T.S.



NOTES:

1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY (_____) RIVER WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

LIMEROCK OUTCROP REMOVAL DETAIL
N.T.S.



5' SOD LINED WEIR DETAIL
N.T.S.

NOTE: OUTFALL WEIR SHALL BE LINED WITH ADS GEOCELL OR AN EQUAL ALTERNATIVE.

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

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:
MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
BASIN DETAIL (1 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C340

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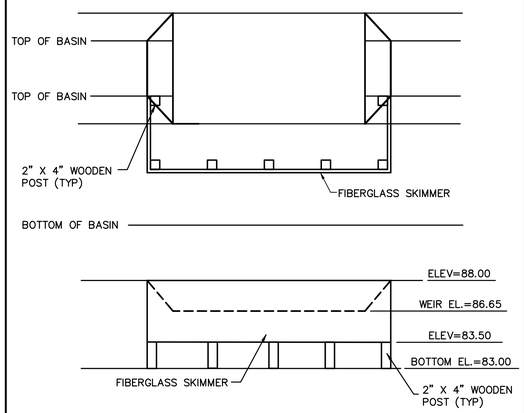
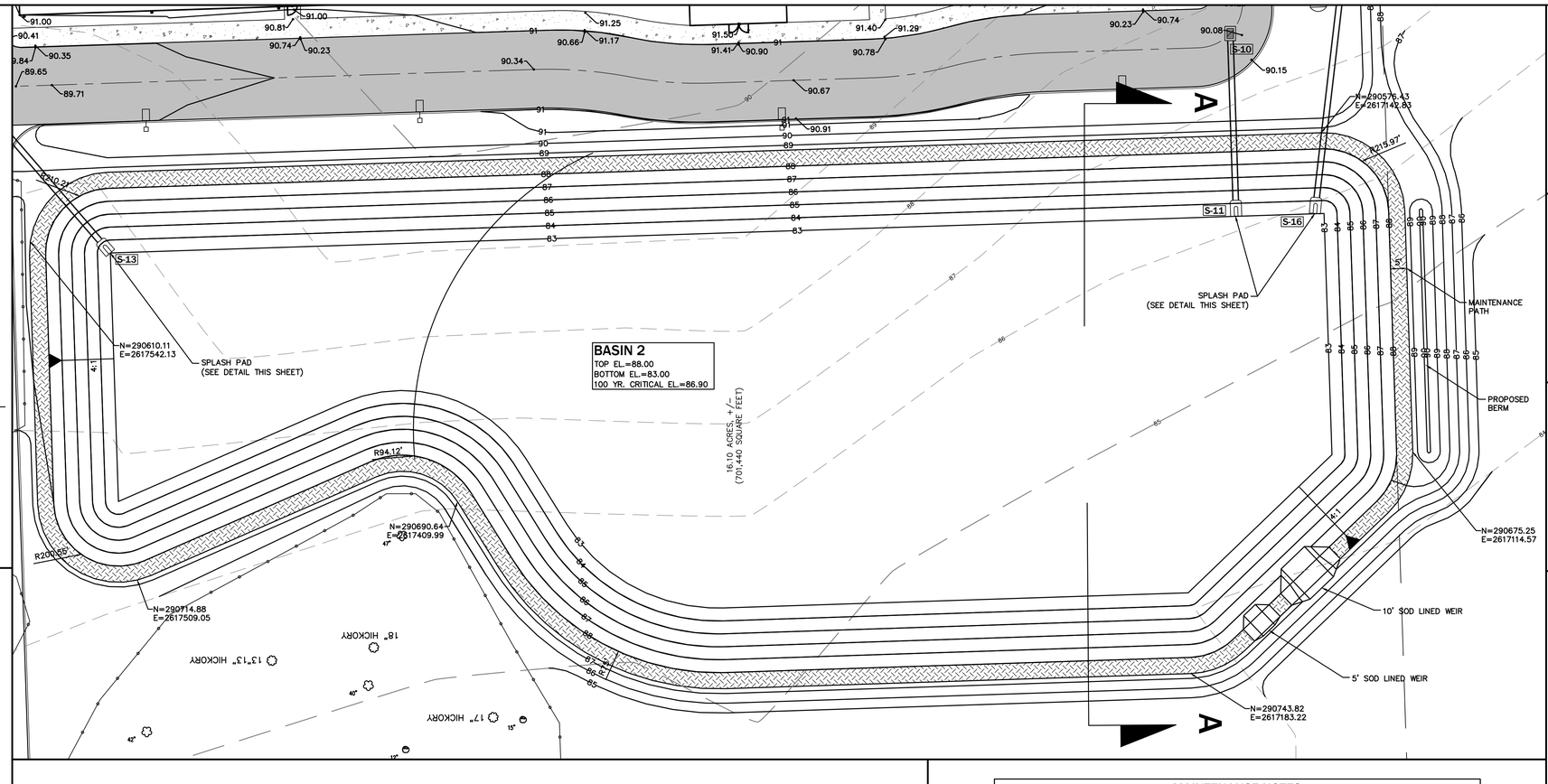
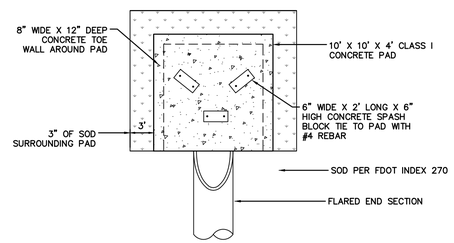


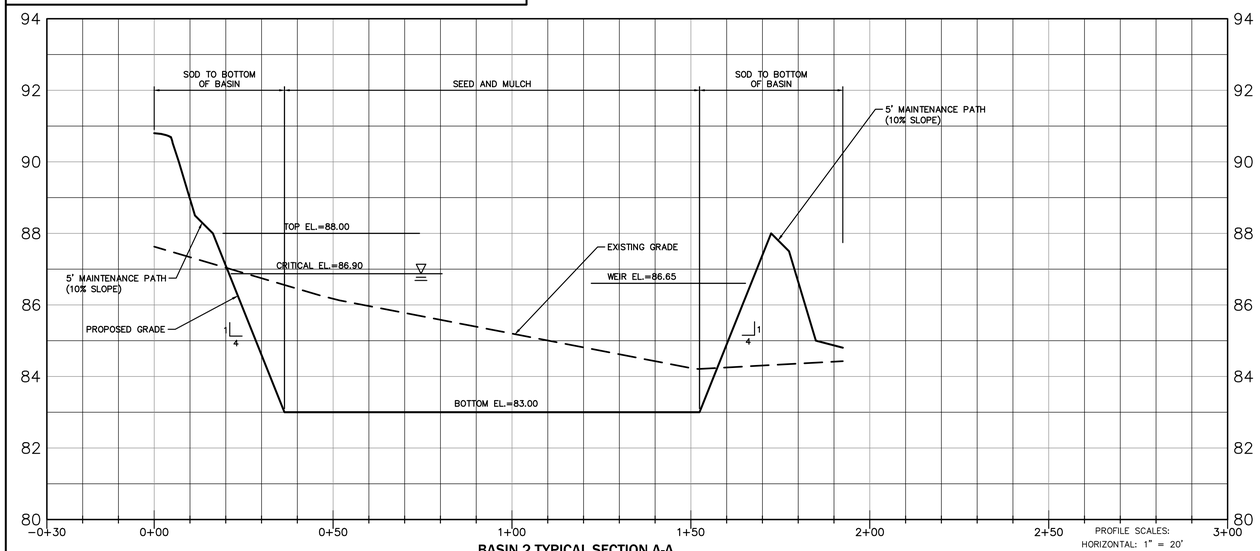
FIBERGLASS SKIMMER DETAIL
N.T.S.

NOTE: OUTFALL WEIR SHALL BE PEGGED SOD.





SPLASH PAD DETAIL
N.T.S.



BASIN 2 TYPICAL SECTION A-A

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-11	18" INV.=83.00	430-021
S-13	18" INV.=83.00	430-021
S-16	18" INV.=83.00	430-021

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-10 TYPE-C INLET	TOP EL.=90.03 N 18" INV.=83.56	425-052
S-12 TYPE-C INLET	TOP EL.=89.50 NW 18" INV.=83.68	425-052

MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   MOTORY GROUP LLC, WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN:

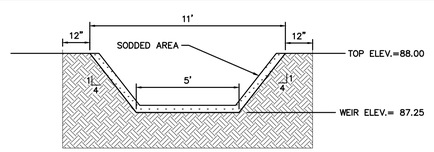
   A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.

   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN 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 AVOID EROSION (WINTER RYE, SUMMER MILLET).

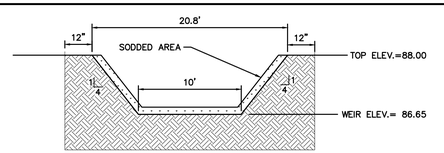
   D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.

   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



5' SOD LINED WEIR DETAIL
N.T.S.

NOTE: OUTFALL WEIR SHALL BE LINED WITH ADS GEOCELL OR AN EQUAL ALTERNATIVE.



10' SOD LINED WEIR DETAIL
N.T.S.

NOTE: OUTFALL WEIR SHALL BE LINED WITH ADS GEOCELL OR AN EQUAL ALTERNATIVE.

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

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: BASIN DETAILS (2 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C350

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THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN 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 DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: MOTORY SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 19, T 08 SOUTH, R 19 EAST
COUNTY PARCEL NO.:05970-004-000
LATITUDE and LONGITUDE:29°46'54.2"N 82°27'17.6"W
STREET ADDRESS: 13663 NW US 441
PROJECT AREA:7.13 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION:
7.13 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF AN AUTOMOBILE DEALERSHIP AND AN AUTOMOBILE SERVICE AND REPAIR WITH CARWASH AND PAINT BOOTH, WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY ECS FLORIDA, LLC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF 3 DRAINAGE AREAS.
   AREA 1: 7.93 ACRES OF RUNOFF WILL DISCHARGE IN BASIN No. 1.
   AREA 2: 2.75 ACRES OF RUNOFF WILL DISCHARGE IN BASIN No. 2.
   AREA 3: 40.92 ACRES OF RUNOFF WILL BE BYPASSED WITH THE USE OF A BERM AND A SWALE.
3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
4. SEQUENCE OF CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.
   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   H. STORMWATER BASINS WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE BASINS AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. ALL BASIN AREAS SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASINS SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. THE ENTRANCE TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCES.
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE SYSTEM HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
3. AREA 1 WILL HAVE A DRY RETENTION BASIN (BASIN 1) THAT WILL DISCHARGE TO BASIN 2.
   AREA 2 WILL HAVE A DRY RETENTION BASIN THAT WILL DISCHARGE TO THE WEST.
   AREA 3 WILL BE BYPASSED AND DISCHARGE TO THE WEST.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SJRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. 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 ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE 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 LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

CERTIFICATION STATEMENT

"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."

CONTRACTING FIRM: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
TELEPHONE: _____
FAX: _____
PROJECT NAME: MOTORY SITE PLAN
PROJECT ADDRESS: 13663 NW US HWY 441
CITY, STATE, ZIP CODE: ALACHUA, FLORIDA, 32615

NAME: _____ SIGNATURE: _____
DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: **ROMERO 05970-004-000 CITY OF ALACHUA, FLORIDA** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

CONTROL TYPE CODES

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. Engineer — 51532 Certificate No.

Project No: 21-065
Project phase: CITY SUBMITTAL
Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA
Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C360

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GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA, WATER AND WASTEWATER DESIGN AND CONSTRUCTION MANUAL, (INCLUDING DETAILS), LATEST EDITION & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. 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 WETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.

WATER SYSTEM NOTES

a. CONSTRUCTION OF ALL COMPONENTS OF THE WATER SYSTEM SHALL COMPLY WITH 'CITY OF ALACHUA, WATER & WASTEWATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION'.

b. PVC WATER PIPE SHALL BE C900 DR-18.

c. WATER PIPE UNDER ROADS SHALL BE DUCTILE IRON.

d. PROVIDE RESTRAINT ON ALL WATER PIPE AND FITTINGS WITH THE POSSIBLE EXCEPTION OF LONG STRAIGHT RUNS. SEE DETAIL 309

e. ON THE NORTH SIDE OF US-441, PROVIDE A TRACER WIRE SYSTEM STARTING AT THE FIRST VALVE NEAR US-441 AND ENDING AT EACH OF THE TWO WATER METERS.

f. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE SOUTH SIDE OF US-441 AT FITTING 1. INSTALL ACCESS POINT THERE AS PER DETAIL 318. PROVIDE TRACER WIRE IN THE JACK AND BORE SEGMENT. PROVIDE TRACER WIRE FOR BOTH DI AND PVC SEGMENTS. END TRACER WIRE AT EACH OF THE TWO WATER METERS.

g. ALL WATER PIPES SHALL BE NSF-61 RATED.

WATER SYSTEM FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" WATERMAIN TO EXISTING 16" WATERMAIN 1 – 16" x 8" WET TAP PER COA DETAIL 149 (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR)
2	1 – 8" DI 90° BEND
3	1 – 8" 22.5° DI BEND
4	1 – 8" X2" TAPPING SADDLE 1 – 2" GATE VALVE AND BOX PER COA DETAIL 142 1 – 1" WATER METER ASSEMBLY PER COA DETAIL 115 1 – 2" REDUCED PRESSURE BACKFLOW PREVENTER PER COA DETAIL 121 2" PVC SCH 40 WATERMAIN END OF COA MAINTENANCE
5	1 – 8" 45° DI BEND
6	1 – 8" X 6" DI TEE 1 – 6" GATE VALVE AND BOX 1 – FIRE HYDRANT ASSEMBLY PER COA DETAILS
7	1 – 8" X 4" DI TEE 1 – 4" GATE VALVE AND BOX 1 – RPZ BACKFLOW PREVENTER 4" C900 PVC FIRE LINE
8	1 – 8" X 8" DI TEE 1 – 8" GATE VALVE AND BOX
9	1 – 3" BLOW-OFF ASSEMBLY
10	1 – 8" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
MH-3	TOP EL.=95.33 NW 8" INV.=86.91 SE 8" INV.=87.01
MH-4	TOP EL.=99.47 NW 8" INV.=87.75 NE 8" INV.=87.85
MH-5	TOP EL.=95.80 N 8" INV.=88.38 SW 8" INV.=88.28
MH-6	TOP EL.=92.85 E 8" INV.=88.83 S 8" INV.=88.73 N 4" INV.=88.93
MH-7	TOP EL.=93.61 W 8" INV.=89.14

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

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

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

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

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

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

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

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.
11. INSTALL GRAVITY SEWER PIPING USING RIEBER GASKETS

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NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: MASTER UTILITY PLAN

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C400

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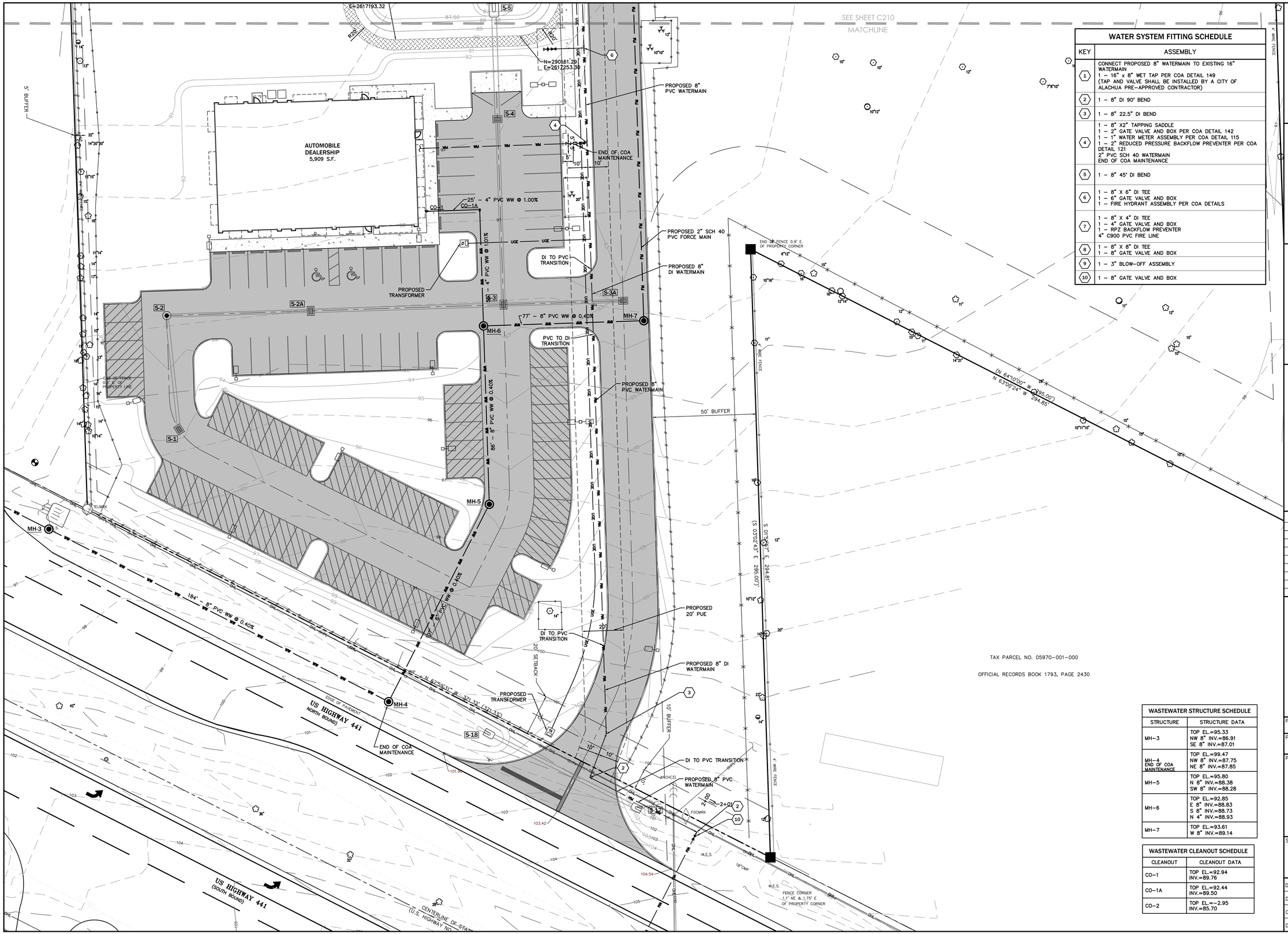

WATER SYSTEM FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" WATERMAIN TO EXISTING 16" WATERMAIN 1 – 16" x 8" WET TAP PER COA DETAIL 149 (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR)
2	1 – 8" DI 90° BEND
3	1 – 8" 22.5° DI BEND
4	1 – 8" X2" TAPPING SADDLE 1 – 2" GATE VALVE AND BOX PER COA DETAIL 142 1 – 1" WATER METER ASSEMBLY PER COA DETAIL 115 1 – 2" REDUCED PRESSURE BACKFLOW PREVENTER PER COA DETAIL 121 2" PVC SCH 40 WATERMAIN END OF COA MAINTENANCE
5	1 – 8" 45° DI BEND
6	1 – 8" X 6" DI TEE 1 – 6" GATE VALVE AND BOX 1 – FIRE HYDRANT ASSEMBLY PER COA DETAILS
7	1 – 8" X 4" DI TEE 1 – 4" GATE VALVE AND BOX 1 – RPZ BACKFLOW PREVENTER 4" C900 PVC FIRE LINE
8	1 – 8" X 8" DI TEE 1 – 8" GATE VALVE AND BOX
9	1 – 3" BLOW-OFF ASSEMBLY
10	1 – 8" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
MH-3	TOP EL.=95.33 NW 8" INV.=86.91 SE 8" INV.=87.01
MH-4 END OF COA MAINTENANCE	TOP EL.=99.47 NW 8" INV.=87.75 NE 8" INV.=87.85
MH-5	TOP EL.=95.80 N 8" INV.=88.38 SW 8" INV.=88.28
MH-6	TOP EL.=92.85 E 8" INV.=88.83 S 8" INV.=88.73 N 4" INV.=88.93
MH-7	TOP EL.=93.61 W 8" INV.=89.14

WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=92.94 INV.=89.76
CO-1A	TOP EL.=92.44 INV.=89.50
CO-2	TOP EL.=-2.95 INV.=85.70

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NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (1 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C410

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WATER SYSTEM FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" WATERMAIN TO EXISTING 16" WATERMAIN 1 – 16" x 8" WET TAP PER COA DETAIL 149 (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE–APPROVED CONTRACTOR)
2	1 – 8" DI 90° BEND
3	1 – 8" DI 22.5° BEND
4	1 – 8" X2" TAPPING SADDLE 1 – 2" GATE VALVE AND BOX PER COA DETAIL 142 1 – 1" WATER METER ASSEMBLY PER COA DETAIL 115 1 – 2" REDUCED PRESSURE BACKFLOW PREVENTER PER COA DETAIL 121 2" PVC SCH 40 WATERMAIN END OF COA MAINTENANCE
5	1 – 8" 45° DI BEND
6	1 – 8" X 6" DI TEE 1 – 6" GATE VALVE AND BOX 1 – FIRE HYDRANT ASSEMBLY PER COA DETAILS
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8	1 – 8" X 8" DI TEE 1 – 8" GATE VALVE AND BOX
9	1 – 3" BLOW–OFF ASSEMBLY
10	1 – 8" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
MH–8	TOP EL.=90.48 N 8" INV.=83.02 S 8" INV.=82.92 W 6" INV.=85.43

WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO–1	TOP EL.=92.94 INV.=89.76
CO–1A	TOP EL.=92.44 INV.=89.50
CO–2	TOP EL.=–2.95 INV.=85.70

AUTOMOBILE SERVICE AND REPAIR 27,300 S.F.

PROPOSED 8" PVC WATERMAIN

102' – 8" PVC WW @ 0.40%

DI TO PVC TRANSITION

27' – 6" PVC WW @ 1.00%

MH–8

CO–2

PROPOSED LIFT STATION (SEE SHEET C440)

DI TO PVC TRANSITION

DI TO PVC TRANSITION

END OF COA MAINTENANCE

DI TO PVC TRANSITION

PROPOSED TRANSFORMER

PROPOSED 8" DI WATERMAIN

PROPOSED 8" PVC WATERMAIN

PROPOSED 8" DI WATERMAIN

PROPOSED 20' PUE

PROPOSED 20' PUE

PROPOSED 2" SCH 40 PVC FORCE MAIN

PROPOSED 8" PVC WATERMAIN

N=290381.85
E=2617157.17

N=290366.78
E=2617144.79

N=290362.54
E=2617341.47

N=290328.80
E=2617317.90

N=290334.21
E=2617138.07

N=290305.19
E=2617168.56

N=290277.00
E=2617292.72

N=290181.92
E=2617272.64

N=290159.34
E=2617193.32

BASIN 1
TOP EL.=90.00
BOTTOM EL.=87.50
100 YR. CRITICAL EL.=89.00

STORMWATER BASIN 1

S 01°52'14" E 1150.94' (1151.12')

(4"X 4", THE PE... McGRIFF CO. LB ... FENCE 0.5' E. ... OF PROPERTY L...

(4"X 4" CONCRETE MONUMENT, MCGRIFF CO. LB 021) FENCE 1.0' E. OF PROPERTY LINE

6' CHAIN LINK FENCE

SEE SHEET C210
MATCHLINE

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

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (2 OF 2)

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C420

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WATER SYSTEM FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" WATERMAIN TO EXISTING 16" WATERMAIN 1 – 16" x 8" WET TAP PER COA DETAIL 149 (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE–APPROVED CONTRACTOR)
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7	1 – 8" X 4" DI TEE 1 – 4" GATE VALVE AND BOX 1 – RPZ BACKFLOW PREVENTER 4" C900 PVC FIRE LINE
8	1 – 8" X 8" DI TEE 1 – 8" GATE VALVE AND BOX
9	1 – 3" BLOW–OFF ASSEMBLY
10	1 – 8" GATE VALVE AND BOX

WASTEWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
EXISTING MANHOLE	TOP EL.=94.42 NE 8" INV.=83.99
MH–1	TOP EL.=88.04 SW 8" INV.=84.44 NE 8" INV.=84.54
MH–2	TOP EL.=88.81 SW 8" INV.=85.21 SE 8" INV.=85.31
MH–3	TOP EL.=95.33 NW 8" INV.=86.91 SE 8" INV.=87.01
MH–4	TOP EL.=99.47 NW 8" INV.=87.75 NE 8" INV.=87.85
MH–5	TOP EL.=95.80 N 8" INV.=88.38 SW 8" INV.=88.28
MH–6	TOP EL.=92.85 E 8" INV.=88.83 S 8" INV.=88.73 N 4" INV.=88.93
MH–7	TOP EL.=93.61 W 8" INV.=89.14

NORTH

SCALE: 1" = 40'

0 20 40 80

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C430

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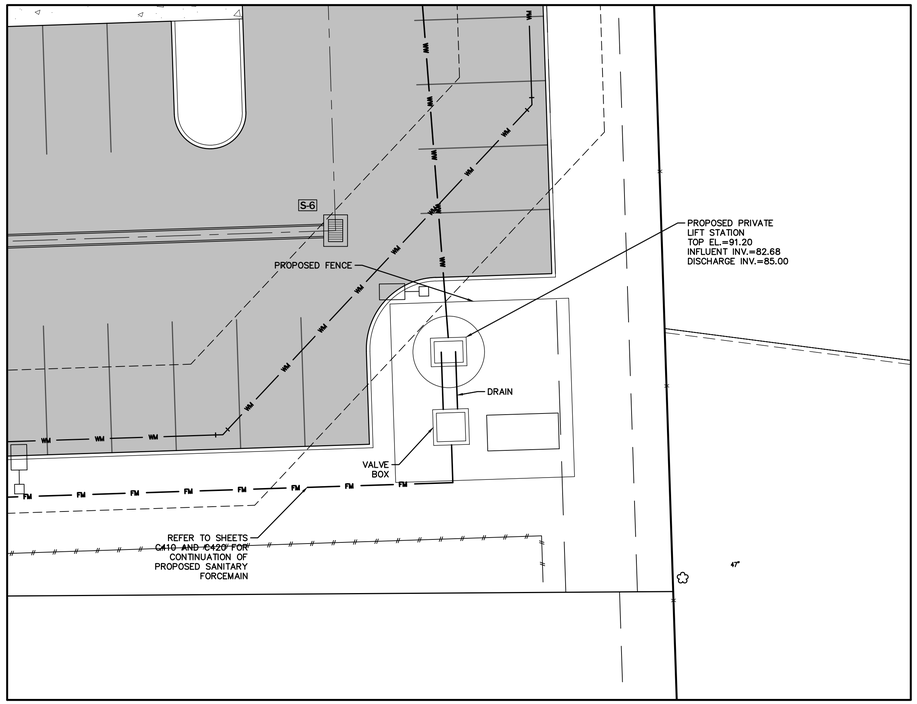
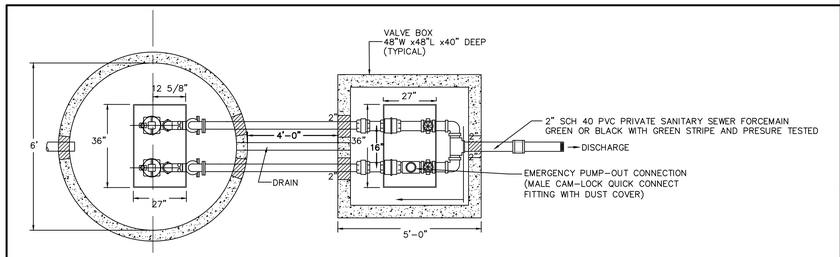
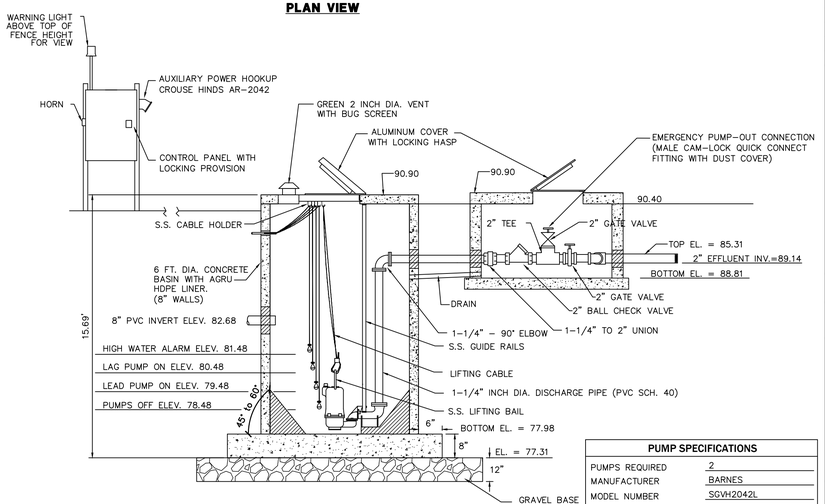


ON-SITE - PRIVATE LIFT STATION

SCALE: 1"=10'



PLAN VIEW



PROFILE VIEW

PUMP SPECIFICATIONS

PUMPS REQUIRED	2
MANUFACTURER	BARNES
MODEL NUMBER	SGVH2042L
PUMP TYPE	GRINDER
PUMP DISCHARGE SIZE	1-1/4"
CAPACITY EACH (GPM)	20
TOTAL HEAD (FEET)	74.67
IMPELLER CODE	N/A
MOTOR HP REQUIRED	2
SPEED (RPM)	3450
ELECTRICAL	480V

PRIVATE LIFT STATION DETAIL

N.T.S.

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:
MOTORY SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:
LIFT STATION DETAILS

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.:
C440

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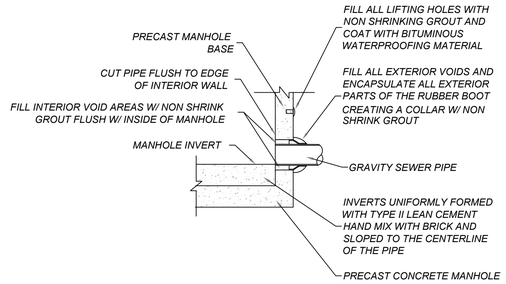
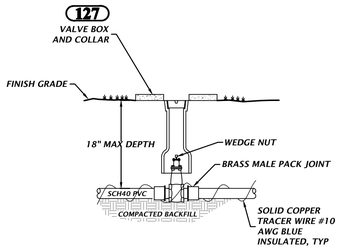


GENERAL NOTE:

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

209 **MANHOLE PIPE CONNECTION**
NTS



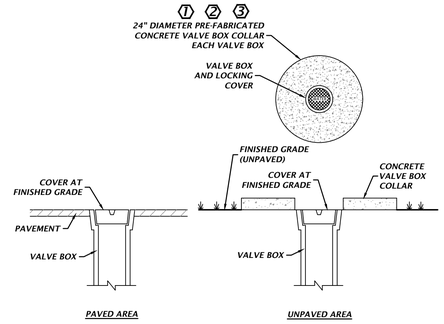
GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 **2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS**
NTS

GENERAL UTILITY NOTES

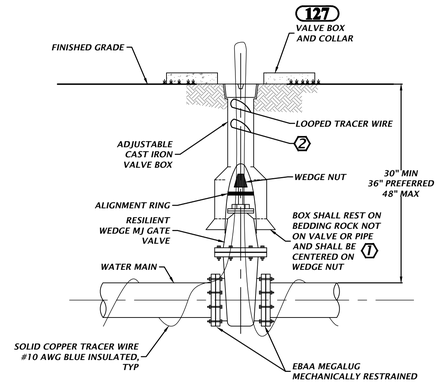
1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
3. ELECTRIC SERVICE TO BE COORDINATED WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



KEYED NOTE(S):

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

127 **VALVE BOX COVER**
NTS



GENERAL NOTE(S):

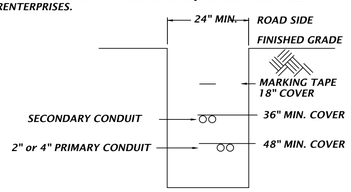
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

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

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

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.



NOTE: CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

506 **TYPICAL CONDUIT TRENCH**
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

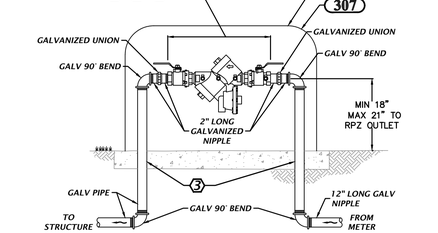
COLORS

POTABLE WATER – GLOSS PATRIOTIC BLUE

WASTEWATER – GLOSSY SPRING GRASS

RECLAIMED – GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5**
NTS



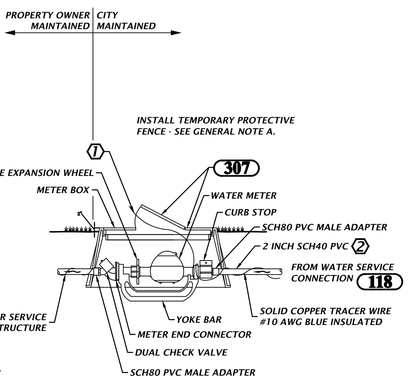
KEYED NOTE(S):

1. 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

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

BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

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



GENERAL NOTE(S):

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

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

KEYED NOTE(S):

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

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

FLOW STREAMS

POTABLE WATER

WW— WASTEWATER FORCE MAIN

WW-GR WASTEWATER GRAVITY

LINE LEGENDS

TRACER WIRE

SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY

TRACER WIRE CONNECTOR

GROUND WIRE

SYMBOLS

APG ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER

MH MANHOLE

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

LS LIFT STATION

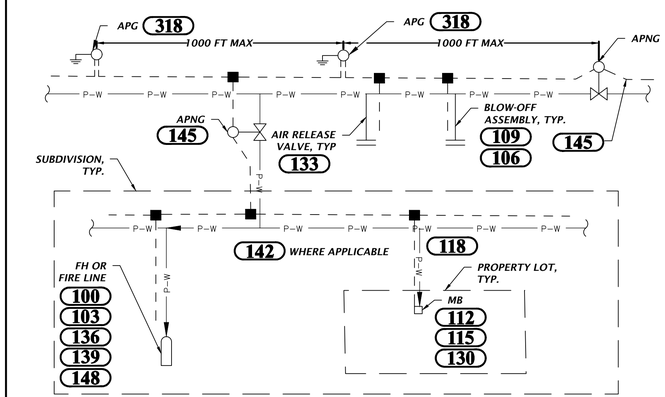
MB METER BOX

FH FIRE HYDRANT

GENERAL NOTE(S):

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

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



GENERAL NOTES: SEE 321A

128 WHERE APPLICABLE
148 WHERE APPLICABLE

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

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:
MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
UTILITY DETAILS AND NOTES

Designed: QH
Drawn: MAB
Checked: CSV/TAR
Date: 02/16/23

Sheet No.: C450

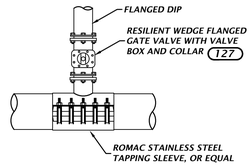
\\server3\engprojects\2021-0065 - motory - 05970-004-000 - govinda romero\Plans\current dwg\R210651J.dwg, C450 - UTIL DETAIL, 3/24/2023 1:57:28 PM, _AutoCAD PDF (General Documentation).pc3, QH

GENERAL NOTE(S)

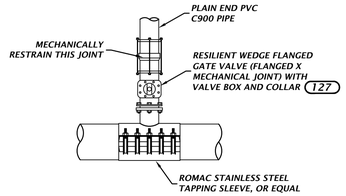
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

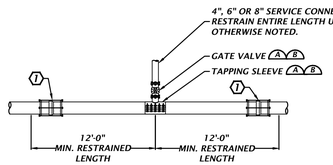
1. RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



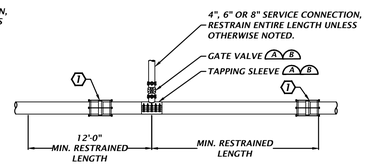
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION

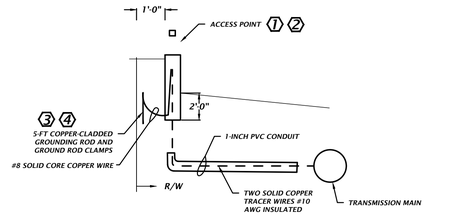


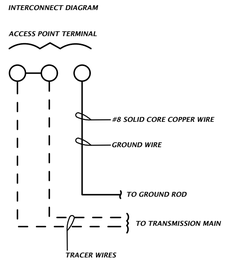
TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

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





GENERAL NOTE(S):

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

KEYED NOTE(S):

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

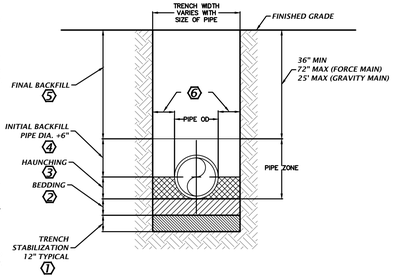
318 **ACCESS POINT FOR TRANSMISSION MAIN**
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180, FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



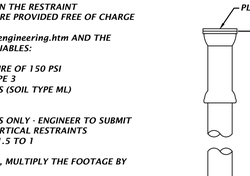
303 **BEDDING AND TRENCHING DETAIL**
NTS

GENERAL NOTE(S)

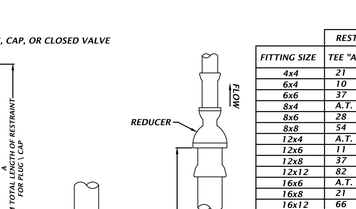
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

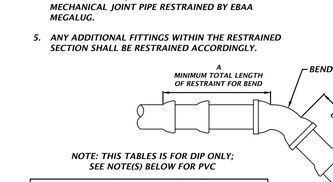
1. RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



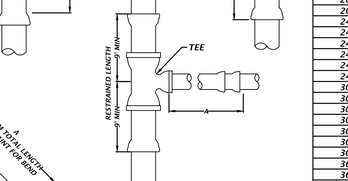
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

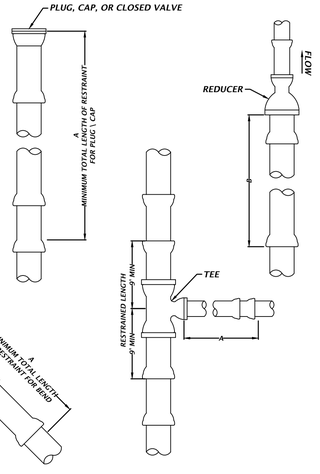
149 **WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"**
NTS

GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
E. 2 FEET OF COVER
F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.



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

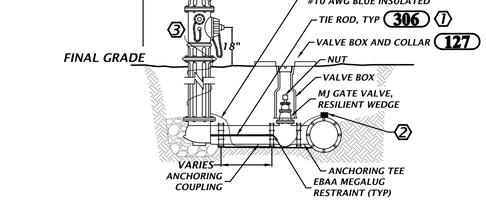
RESTRAIN LENGTH "A" (LF)								
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

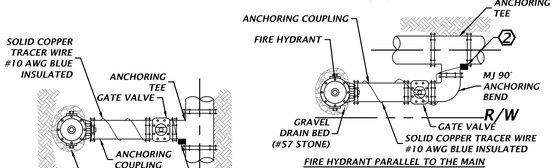
A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

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

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

309 **JOINT RESTRAINT**
NTS



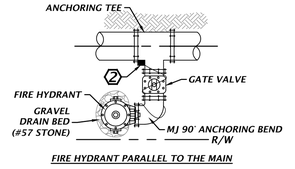


FIRE HYDRANT PERPENDICULAR TO THE MAIN

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

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title:
MOTORY SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS AND NOTES

Designed: QH
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Sheet No.: C460

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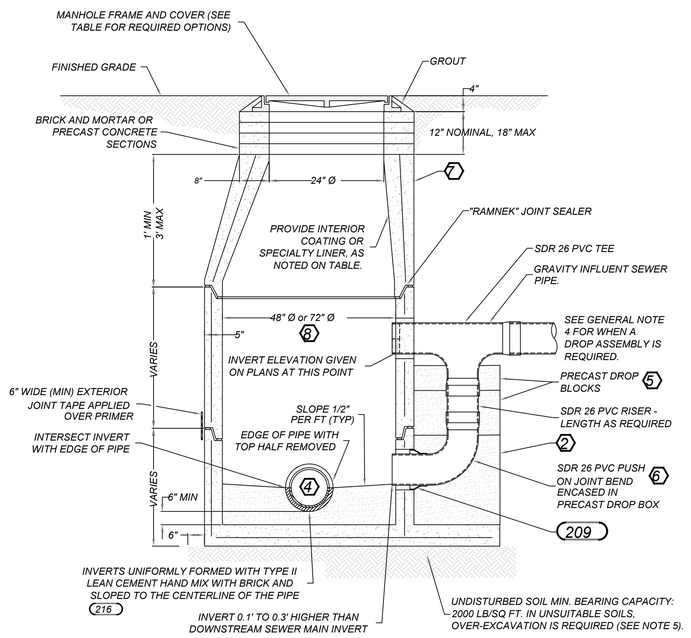
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3 ⬡	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

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

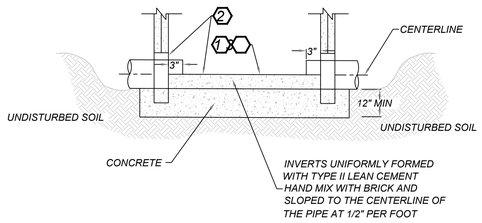
KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU 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.



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

NOTE: AT LEAST MH-1 THROUGH MH-4 SHALL CONFORM TO DETAIL 215



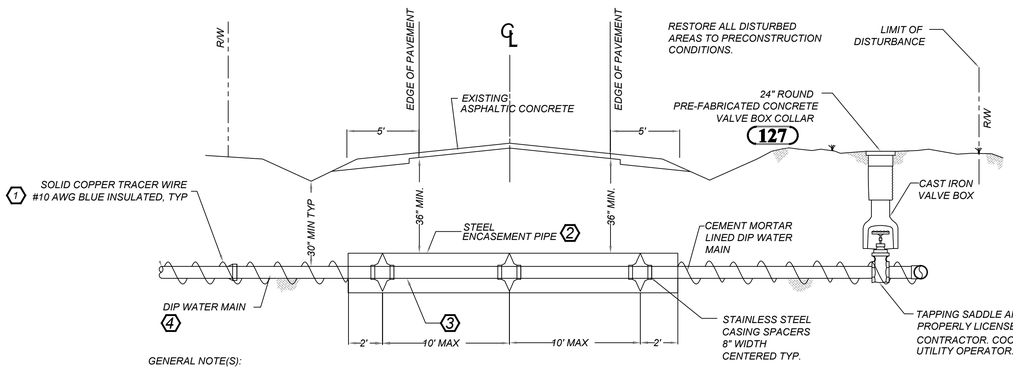
GENERAL NOTE(S):

1. GRAVITY PIPE PASSES THROUGH MANHOLE. REMOVE ITS TOP HALF.

KEYED NOTE(S):

1. BEFORE CUTTING PIPE, INSTALL BRICK/MORTAR MIXTURE FROM MANHOLE BOTTOM TO PIPE CENTERLINE. SLOPE TO PIPE CENTERLINE.
2. TYPES 2 OR 3 APPLICATION ONLY: BEFORE CUTTING PIPE, COAT BRICK/MORTAR MIXTURE WITH RAVEN 405 EPOXY COATING. ALSO COAT MANHOLE BOTTOM AND PIPE PENETRATIONS.
3. CUT AND REMOVE TOP HALF (CENTERLINE) OF (PVC) PIPE. START CUT 3-INCHES FROM MANHOLE WALL.

216 **GRAVITY PIPE THROUGH STANDARD MANHOLE, LONGITUDINAL VIEW**
NTS



GENERAL NOTE(S):

1. ALL WORK IN HIGHWAY RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ANY PERMITS ISSUED FOR AND AUTHORIZING THE WORK.
2. CONTRACTOR SHALL MAINTAIN SAFETY AND TRAFFIC TROUGH THE WORK ZONE AT ALL TIMES IN ACCORDANCE WITH FDOT STANDARD INDEX NO. S600, 601, 602, 603, AND 604 AS REQUIRED FOR THE PREVAILING WORK CONDITION.
3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
5. ALL TRENCH EXCAVATIONS WHICH EXCEED 5 FEET IN DEPTH OR GREATER SHALL BE DONE IN ACCORDANCE WITH OSHA STANDARD 29CFR, SECTION 1926.650 SUBPART P. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGNING A TRENCH SAFETY SYSTEM. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF COMPLIANCE TO THE ARCHITECT AND ENGINEER AND SHALL PROVIDE A SEPARATE COST ITEM WITHIN HIS SCHEDULE OF VALUES INDICATING COST OF COMPLIANCE.

KEYED NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTIONS, PART # TL-LUG-SS.
2. SIZE ENCASEMENT PIPE AS PER DESIGN MANUAL.
3. ALSO INSTALL TRACER WIRE ALONG WATER MAIN WITHIN ENCASEMENT.
4. SEE DESIGN MANUAL FOR SUITABLE MATERIALS FOR GRAVITY WASTE WATER PIPE.

424 **JACK AND BORE ROAD CROSSING**
NTS

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
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TOPOGRAPHIC SURVEY

SITUATED IN

SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST

ALACHUA COUNTY, FLORIDA

Surveyor's Notes

- This is not a boundary survey.
- Boundary information shown hereon is for reference purposes only and should be considered approximate.
- This survey is a graphic depiction of the current topography and visible improvements and may not reflect ownership. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 30' unless otherwise stated.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date.
- This survey is not valid without the signature and the original raised seal of a Florida professional surveyor and mapper.
- Bearings and coordinates shown on this map are based on Florida State Plane Coordinate System, North Zone, as referenced to the North American Datum of 1983(2011) adjustment and are shown in U.S. Survey Feet. Control for this survey was established using Real Time Kinematic- Global Positioning System (RTK GPS) observations with correction signals provided by Florida Permanent Reference Network, with subsequent checks to published horizontal control stations. The south boundary of the subject parcel as per recovered monumentation bears N 63°01'10" W.
- Coordinates Shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983, adjustment of 1990, NAD83(90). (Follow with a description of monuments used with their coordinate values.)
- Elevations shown on this survey are based on the North American Vertical Datum of 1988 (NAVD88). Benchmark used: FDOT BM I75 B1 located 29°46'40.5"N & -082°26'56.7"W, having a published, adjusted elevation of 108.49 feet (NAVD 88). Information obtained from the NGS Data Sheet, PID AR0295.
- This survey prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey shows visible, above ground features.
- Aerial photography for this survey was obtained from FDOT, flight date 2017.
- Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
- Forty-eight (48) hours before digging, boring, pile-driving, planting, etc. Notify Sunshine 811 by calling 811 so that underground utilities may be field spotted.
- As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12001C0140D, Community Number 120001, Panel 0140, Suffix D, effective date of June 16, 2006, the above-described property appears to be in Zone X, areas determined to be outside the 0.2% chance annual flood.
- All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.

VICINITY MAP
(NOT TO SCALE)

LEGEND	
	GUY WIRE
	MAILBOX
	MANHOLE, DRAINAGE
	MANHOLE, SANITARY
	POWER POLE – WOOD
	SIGN, SINGLE SUPPORT
	TELEPHONE PEDESTAL
	TELEPHONE POLE
	TELEPHONE SERVICE BOX
	WITNESS – FIBER OPTIC
	WITNESS – GAS
	WELL

TREE LEGEND	
	TREE BERRY
	TREE CAMPHOR
	TREE CEDAR
	TREE INCLUDES TYPE
	TREE MAGNOLIA
	TREE MIMOSA
	TREE OAK
	TREE PALM
	TREE PECAN
	TREE CHERRY
	TREE SWEET GUM

ABBREVIATIONS

CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
ELEV	ELEVATION
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RCP	REINFORCED CONCRETE PIPE
TBM	TEMPORARY BENCH MARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE

× 100.0 SPOT ELEVATION

ASPHALT

CONCRETE

THIS SURVEY CONSISTS OF MULTIPLE SHEETS, ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

OHL OVERHEAD UTILITY LINES

S SANITARY SEWER PIPE

D STORM DRAINAGE PIPE

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
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	INITIALS	DATE
CREW CHIEF	SF	10/18/21
DRAWN	CMK	10/8/21
CHECKED	NW	10/20/21
FIELD BOOK		708
FIELD DATE		10/18/21

PREPARED FOR:
EDA–CONSULTANTS, INC.
720 SW 2ND AVENUE
SOUTH TOWER, SUITE 300
GAINESVILLE, FL 32601

Since 1919
George F. Young, Inc.
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601–8429
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PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

NATHAN L WEBER PSM LS 7115

DATE

13715 NW U.S. HIGHWAY 441
TOPOGRAPHIC SURVEY

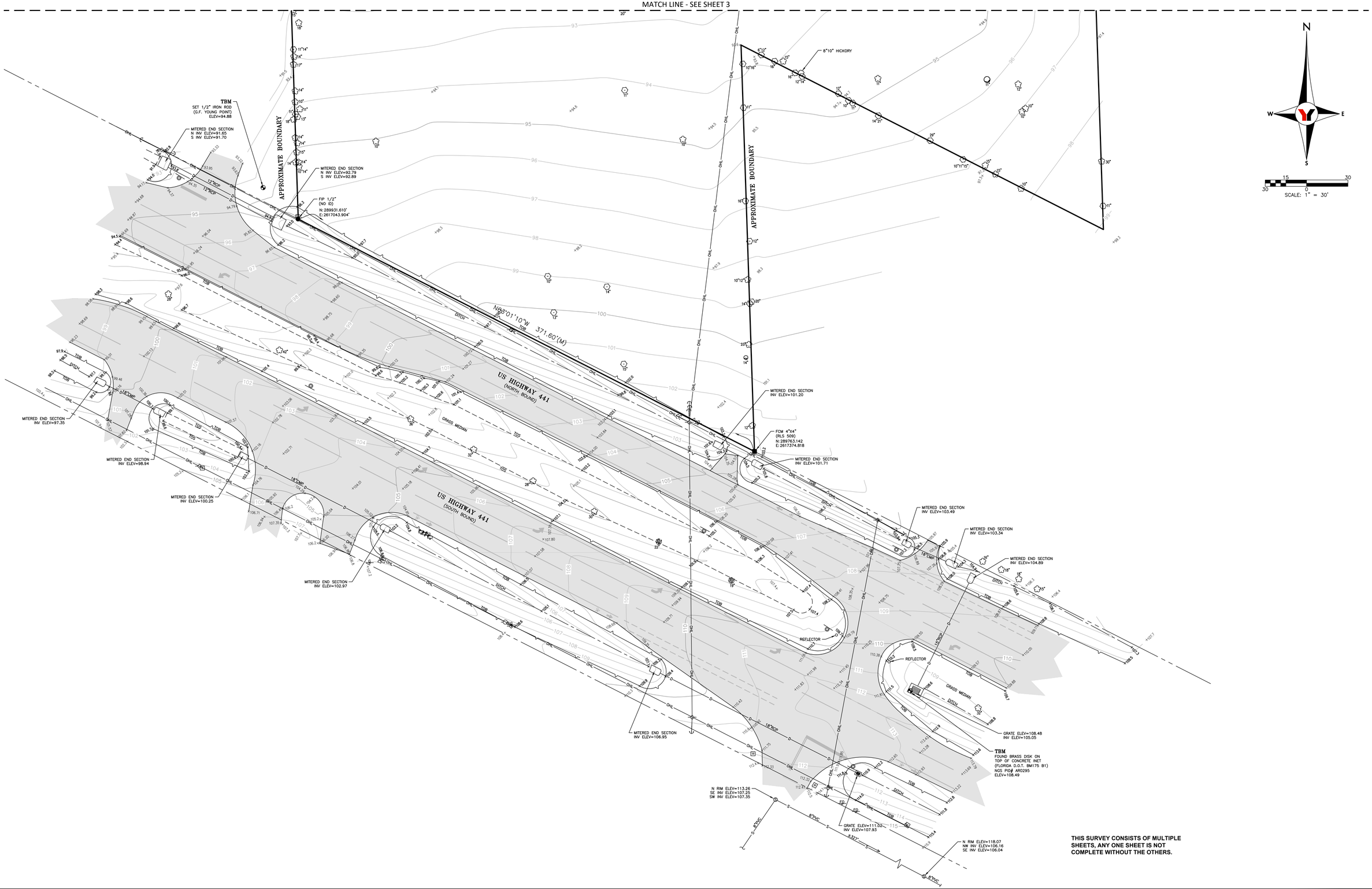
SECTION 19, TOWNSHIP 8S., RANGE 19E.

JOB NO. 21009400GS

SHEET NO. 1 OF 4

PLOTTED: 11/5/2021 3:56 PM LOGIN: Weber, Nathan FILE: J:\projects\jax\21009400GS\DWG\21009400GS-TOPO-TITLE.dwg

MATCH LINE - SEE SHEET 3



THIS SURVEY CONSISTS OF MULTIPLE SHEETS, ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

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	INITIALS	DATE
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CHECKED	NW	10/20/21
FIELD BOOK	708	
FIELD DATE	10/18/21	

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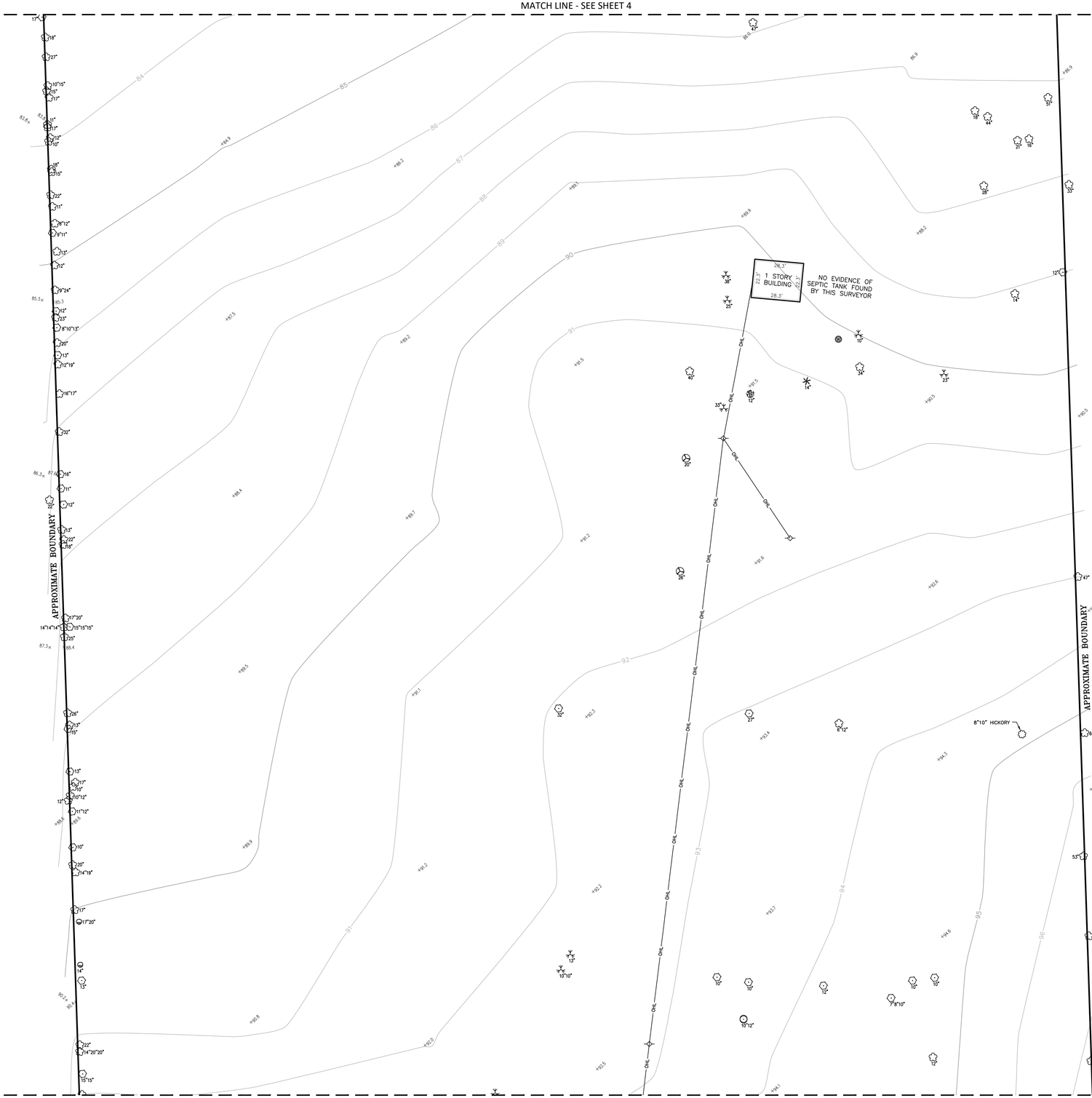
SEE SHEET ONE FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES

13715 NW U.S. HIGHWAY 441
TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 8S., RANGE 19E.

JOB NO. 21009400GS
SHEET NO. 2 OF 4

PLOTTED: 10/26/2021 2:24 PM LOGIN: Weber, Nathan FILE: K:\Projects\Active\21009400GS\DWG\21009400GS-TOPO-SHEET.dwg

MATCH LINE - SEE SHEET 4



THIS SURVEY CONSISTS OF MULTIPLE SHEETS, ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

MATCH LINE - SEE SHEET 2

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	INITIALS	DATE
CREW CHIEF	SF	10/18/21
DRAWN	GMK	10/8/21
CHECKED	NW	10/20/21
FIELD BOOK	708	
FIELD DATE	10/18/21	

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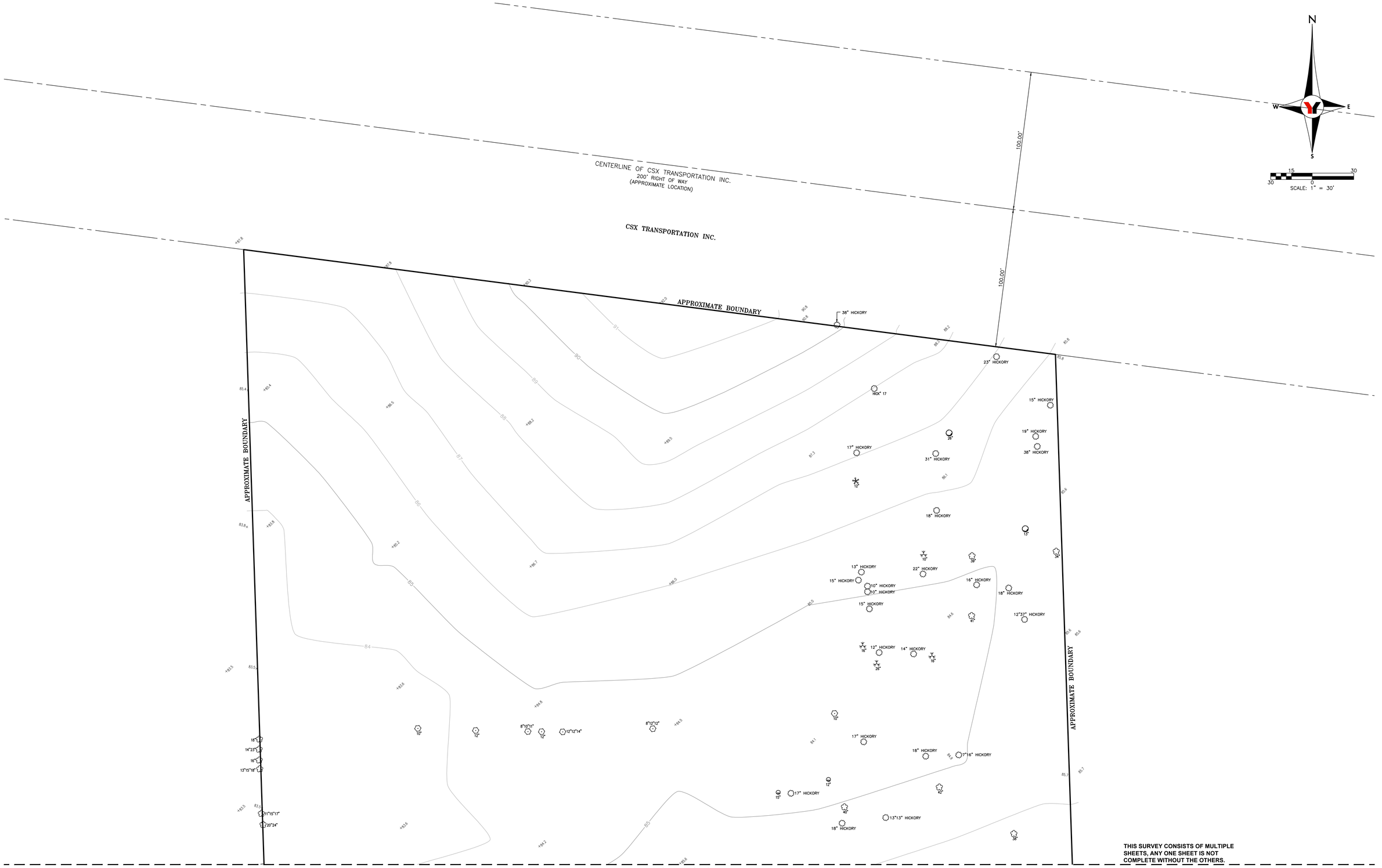
13715 NW U.S. HIGHWAY 441
TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 8S., RANGE 19E.

JOB NO. 21009400GS
SHEET NO. 3 OF 4

PLOTTED: 10/26/2021 2:08 PM LOGIN: Weber, Nathan FILE: S:\projects\tsm\21009400GS\DWG\21009400GS-TOPO-TREE.dwg



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MATCH LINE - SEE SHEET 4

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	INITIALS	DATE
CREW CHIEF	SF	10/18/21
DRAWN	GMK	10/8/21
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13715 NW U.S. HIGHWAY 441
TOPOGRAPHIC SURVEY

SECTION 19, TOWNSHIP 8S., RANGE 19E.

JOB NO. 21009400GS
SHEET NO. 4 OF 4

PLOTTED: 10/26/2021 2:26 PM LOGIN: Weber, Nathan
FILE: K:\Projects\Jax\21009400GS\DWG\21009400GS-TOPO-TREE.dwg

TREE REMOVAL

TREE NO.	TREE SPECIES	D.B.H.	CLASSIFICATION	MITIGATION (one-for-one)	MITIGATION (inch-for-inch)
4	Cedar	10	Regulated	1	
7	Oak	34	Heritage		34
12	Cedar	23	Regulated	1	
13	Palm	14	Regulated	1	
14	Magnolia	12	Regulated	1	
15	Cedar	33	Heritage		33
16	Cedar	25	Regulated	1	
17	Cedar	38	Heritage		
18	Oak	40	Heritage		40
19	Pecan	26	Regulated	1	
20	Unknown	10	Regulated	1	
21	Unknown	13	Regulated	1	
22	Unknown	11	Regulated	1	
23	Unknown	15	Regulated	1	
109	Oak	10	Regulated	1	
108	Unknown	12	Regulated	1	
			Total Trees	12	
			Total Inches		107

TREE MITIGATION CALCULATIONS:

Total Mitigation Trees Required: 12 trees
Total Mitigation Inches Required: 107 inches = 54 trees
Total Mitigation Trees Required: 66 trees

Total Trees Provided: 295 trees * 25% allocation = 74 trees
REQUIREMENT SATISFIED.

TREES TO REMAIN

No.	Species	DBH	Credit
1	Sweetgum	15	3
2	Hickory	17	3
3	Sweetgum	12	3
5	Oak	47	20
6	Hickory	18	3
8	Oak	40	20
9	Hickory	13/13	3
10	Hickory	18	3
11	Oak	42	20
24	Hickory	7/16	3
25	Oak	14	3
26	Oak	11/15/17	3
27	Oak	20/24	6
29	Oak	18	3
30	Oak	27	6
31	Oak	10/15	3
32	Oak	15	3
33	Oak	17	3
34	Oak	11	3
35	Oak	17	3
36	Oak	12	3
37	Oak	10	3
38	Oak	18	3
39	Oak	15	3
40	Oak	22	6
41	Oak	11	3
42	Oak	8/12	3
44	Oak	13	3
45	Oak	12	3
46	Oak	9/24	6
47	Oak	12	3
48	Oak	23	6
50	Oak	20	6
51	Oak	13	3
52	Oak	12/19	3
53	Oak	16/17	3
54	Oak	32	12
58	Oak	13	3
59	Oak	22	6
60	Oak	18	3
61	Oak	17/20	6
62	Oak	14/14/14	3
64	Oak	25	6
65	Oak	26	6
66	Oak	13	3
69	Pecan	20	6
70	Cedar	10/10	3
71	Cedar	20	6
72	Oak	10	3
74	Oak	10	3
76	Oak	17	3
77	Oak	10	3
78	Oak	10/12	3
80	Oak	12	3
82	Oak	20	6
83	Oak	14/19	3
84	Oak	17	3
85	Sweetgum	17/20	6
86	Sweetgum	14	3
88	Oak	22	6
89	Oak	14/20/20	6
91	Oak	15	3
92	Oak	18	3
94	Oak	14	3
95	Oak	17	3
96	Oak	14	3
97	Oak	10	3
98	Oak	11	3
99	Oak	11	3
101	Oak	18	3
102	Oak	14	3
103	Oak	14	3
104	Oak	15	3
105	Oak	14	3
106	Oak	14	3
107	Oak	10/14	3
	TOTAL TREE CREDITS		**336**

PREPARED BY:
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kaley@floraviedesign.com

PREPARED FOR:
eda consultants
CONTACT: Claudia Vega
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601
PHONE: (352) 373-3541

NORTH

0 30 60 feet
SCALE: 1" = 30'

No.	Date	Comment
1	2022-12-08	PER CITY COMMENTS
2	2023-0119	PER CITY COMMENTS
3	2023-02-16	PER CITY COMMENTS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT KALEY M. DUNLAP LA 6667256 STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 22-016

Project Phase: CITY SUBMITTAL

Project Title:
MOTARY
CITY OF ALACHUA, FLORIDA

Sheet Title: TREE MITIGATION

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-26

Sheet No.: L100

NOTE:
SEE SHEET L101 FOR TREE INFORMATION.

PREPARED BY:

floravie design

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kaley@floraviedesign.com

PREPARED FOR:

eda consultants
CONTACT: Claudia Vega
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601
PHONE: (352) 373-3541

NORTH

0 30 60 feet
SCALE: 1" = 30'

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REGISTERED LANDSCAPE ARCHITECT
KALEY M. DUNLAP
LA 6667256
STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 22-016

Project Phase: CITY SUBMITTAL

Project Title:

MOTARY
CITY OF ALACHUA,
FLORIDA

Sheet Title:

TREE MITIGATION

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-26

Sheet No.: L101

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **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 OWNERS 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 PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (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.

PLANT MATERIAL QUALITY: 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.

5. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. 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.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. 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.
   - 6.5. 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.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

7. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED. SEE SHEET L....

8. **MULCHING:** THREE INCHES OF MULCH, SETTLED, 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 PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

9. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **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.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

   - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.

   - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.

   - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.

   - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.

   - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.

   - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.

   - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

13. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

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

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***Site plan preserves existing trees.***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and can thus be irrigated accordingly. Irrigation plan to be provided.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided.***

Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the industrial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating. Existing oak tree cluster near parking lot has been preserved, retaining habitat, stormwater management and soil stability benefits.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

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No.	Date	Comment
1	2022-12-08	PER CITY COMMENTS
2	2023-0119	PER CITY COMMENTS
3	2023-02-16	PER CITY COMMENTS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY M. DUNLAP · LA 6667256 · STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 22-016

Project Phase: CITY SUBMITTAL

Project Title: MOTARY
CITY OF ALACHUA,
FLORIDA

Sheet Title: LANDSCAPE NOTES

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-26

Sheet No.: L200

(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(c)(i) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

PRIMARY/STREET FACING SIDE OF THE PRIMARY STRUCTURE: (3) canopy tree per acre
 # x 3 trees = # trees
 # canopy trees required.

SIDES (x AND x) OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
 # acres x 2 trees = # trees
 # canopy trees required per side

REAR OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
 # acres x 2 trees = # trees
 # canopy trees required.

BUIDLING FACADE: additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site 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.
 # LF of facade / 100 LF = #
 # x 1 canopy tree = #
 # canopy trees required

PROVIDED

CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	3 canopy trees / acre *3 canopy trees x 8.77 acres* = 26.31 ***26 canopy trees required***	26 trees
SIDE FACADE	2 canopy trees / acre *2 canopy trees x 8.77 acres* = 17.54 ***18 canopy trees required***	9 trees, 9 credits
REAR FACADE	2 canopy trees / acre *2 canopy trees x 8.77 acres* = 17.54 ***18 canopy trees required***	18 trees
SIDE FACADE	2 canopy trees / acre *2 canopy trees x 8.77 acres* = 17.54 ***18 canopy trees required***	13 trees, 4 credits

PROVIDED

BUILDING FACADE CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY FACADE (X)	4 canopy trees / 100 LF 107 LF / 100 LF = 1.07 *4 canopy trees x 1.07* = ***4 canopy trees required***	4 trees

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(c)(ii) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

(6) ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
6 trees x # acres = ***# ornamental/understory trees required***
Front: 50% = # trees = ***# ornamental/understory trees required***
Side: 25% = # trees = ***# ornamental/understory tree required***
Side: 25% = # trees = ***# ornamental/understory tree required***

PROVIDED

UNDERSTORY

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	6 trees / acre (50%) = *6 trees x 8.77 acres = 52.6 trees x 50%* ***= 26.31*** ***26 understory trees required***	26 understory trees
SIDE - x (25%)	6 trees / acre (25%) = *6 trees x 8.77 acres = 52.6 trees x 25%* ***= 13.15*** ***13 understory trees required***	13 understory trees
SIDE - x (25%)	6 trees / acre (25%) = *6 trees x 8.77 acres = 52.6 trees x 25%* ***= 13.15*** ***13 understory trees required***	13 understory trees

SHRUB REQUIREMENTS

6.2.2.D.(1)(c)(iii): 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.

GRASSING REQUIREMENTS

6.2.2.D.(1)(c)(iv) **A combination of solid sod, seeding and sprigs to cover 100 percent 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.**

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.
Per 6.2.2(D)(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
 # sq. ft. / 1,800 sq. ft. = ***# trees***
 # trees x 50% = ***# trees***
 # trees required

b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
 # landscaped islands x 10 shrubs = ***# shrubs required***

f. The interior planting requirements found in [Subsection] 6.2.2(D)(2)(a)(iii)a and b are reduced by 50 percent when all parking bays within the parking lot area are located in the rear or side of the property.

PARKING LOT AREA FRONT	REQUIREMENT	PROVIDED
40,077 SQ. FT 14 landscaped islands	1 tree / 1,800 sq. ft = *40,077 sq. ft. / 1,800 sq. ft* = ***22.26 trees*** ***22 trees required*** 10 shrubs / island = *10 shrubs x 14 islands* = ***140 shrubs required***	***greater than 22 trees*** ***140 shrubs***

PARKING LOT AREA REAR	REQUIREMENT	PROVIDED
28,369 SQ. FT 9 landscaped islands	1 tree / 1,800 sq. ft = *# sq. ft. / 1,800 sq. ft* = ***15.76 trees*** ***15.76 trees = 16 trees required*** 10 shrubs / island = *10 shrubs x 9 islands* = ***90 shrubs required***	***16 trees + 90+ shrubs***

PARKING LOT BUFFER Per 6.2.2.D.(2)(b) Parking Lot Buffer
Per 6.2.2.D.(2)(b)(iii), The buffer for the parking lot 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 to allow for design creativity, as long as a minimum width of five feet is maintained.

Per 6.2.2.D.(2)(b)(v), Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

PARKING LOT FRONT	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
905 LINEAL FEET	*905 lineal feet / 100 lineal feet* = 9.05 *9.05 x 4 canopy trees* = ***36 canopy trees required*** *9.05 x 2 understory trees* = ***18 understory trees required*** ***Continuous opaque screen of shrub material required***	***24 canopy trees; 12 existing trees; 18 understory trees;*** ***Continuous opaque screen of shrub material provided***

PARKING LOT REAR	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
638 LINEAL FEET	*638 lineal feet / 100 lineal feet* = 6.38 *6.38 x 4 canopy trees* = ***26 canopy trees required*** *6.38 x 2 understory trees* = ***13 understory trees required*** ***Continuous opaque screen of shrub material required***	***26 canopy trees; 13 understory trees; Continuous opaque screen of shrub material provided***

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers.

REQUIRED

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.

SEE LANDSCAPE PLANS SHEETS L300 AND L301 FOR BUFFER REQUIREMENT INFORMATION.

TOTAL LANDSCAPED AREA

Per Policy 2.4.a of the Comprehensive Plan FLUE.

REQUIRED

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

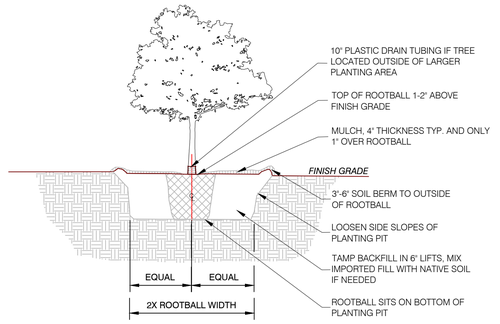
PROVIDED:

Total Project Area less Open Space Requirements: 131,483 square feet

131,483 * 10% = 13,148.3 square feet required

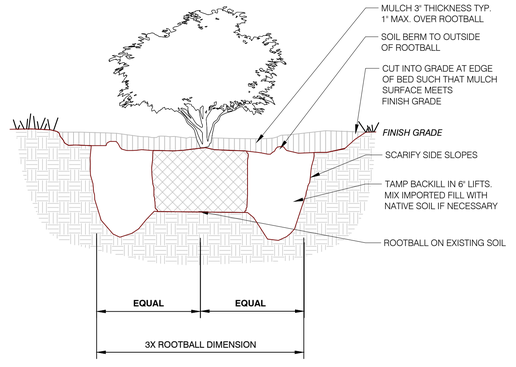
Total Landscape Area: 21,064 square feet

REQUIREMENT SATISFIED.



NOTES:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE. SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

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STATE OF FLORIDA

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Landscape Architect — Certificate No.

Project No.: 22-016

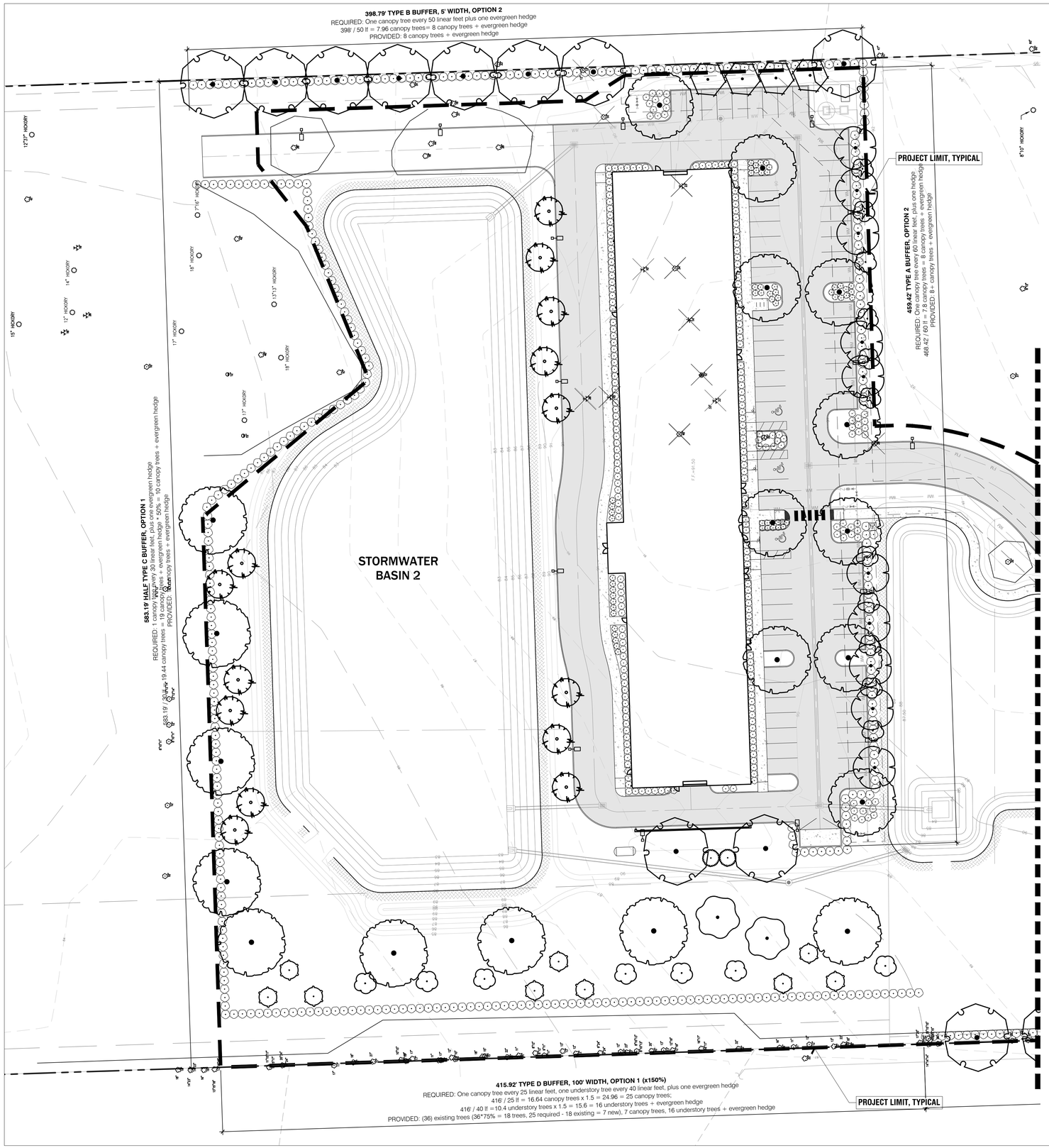
Project Phase: CITY SUBMITTAL

Project Title: MOTARY
CITY OF ALACHUA,
FLORIDA

Sheet Title: LANDSCAPE CALCULATIONS AND DETAILS

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-26

Sheet No.: L201



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	AR	28	Acer rubrum / Red Maple	2" Cal.	8` Ht.
	BN	3	Betula nigra / River Birch Multi-Trunk	2" Cal.	8` Ht.
	LT	23	Liriodendron tulipifera / Tulip Poplar	2" Cal.	8` Ht.
	MG	37	Magnolia grandiflora / Southern Magnolia	2" Cal.	8` Ht.
	PO	15	Platanus occidentalis / American Sycamore	2" Cal.	8` Ht.
	QV	55	Quercus virginiana / Southern Live Oak	2" Cal.	8` Ht.
	TD	21	Taxodium distichum / Bald Cypress	2" Cal.	8` Ht.

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	CF	41	Cornus florida / Flowering Dogwood	1.5" Cal. Canes	8` Ht.
	IE	15	Ilex x attenuata 'East Palatka' / East Palatka Holly	1.5" Cal.	8` Ht.
	LI	57	Lagerstroemia indica / Crape Myrtle	1.5" Cal. Canes	8` Ht.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	HP	30	Hamelia patens `Firefly` / Firefly Firebush	3 gal.	18" ht. min.
	IP	652	Illicium floridanum / Florida Anise	3 gal.	18" ht. min.
	RI	318	Rhaphiolepis indica / Indian Hawthorn	3 gal.	18" ht. min.
	VM	159	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	18" ht. min.
	ZI	94	Zamia integrifolia / Coontie	3 gal.	18" ht. min.

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NORTH

0 30 60 feet
SCALE: 1" = 30'

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Landscape Architect — Certificate No.

Project No.: 22-016

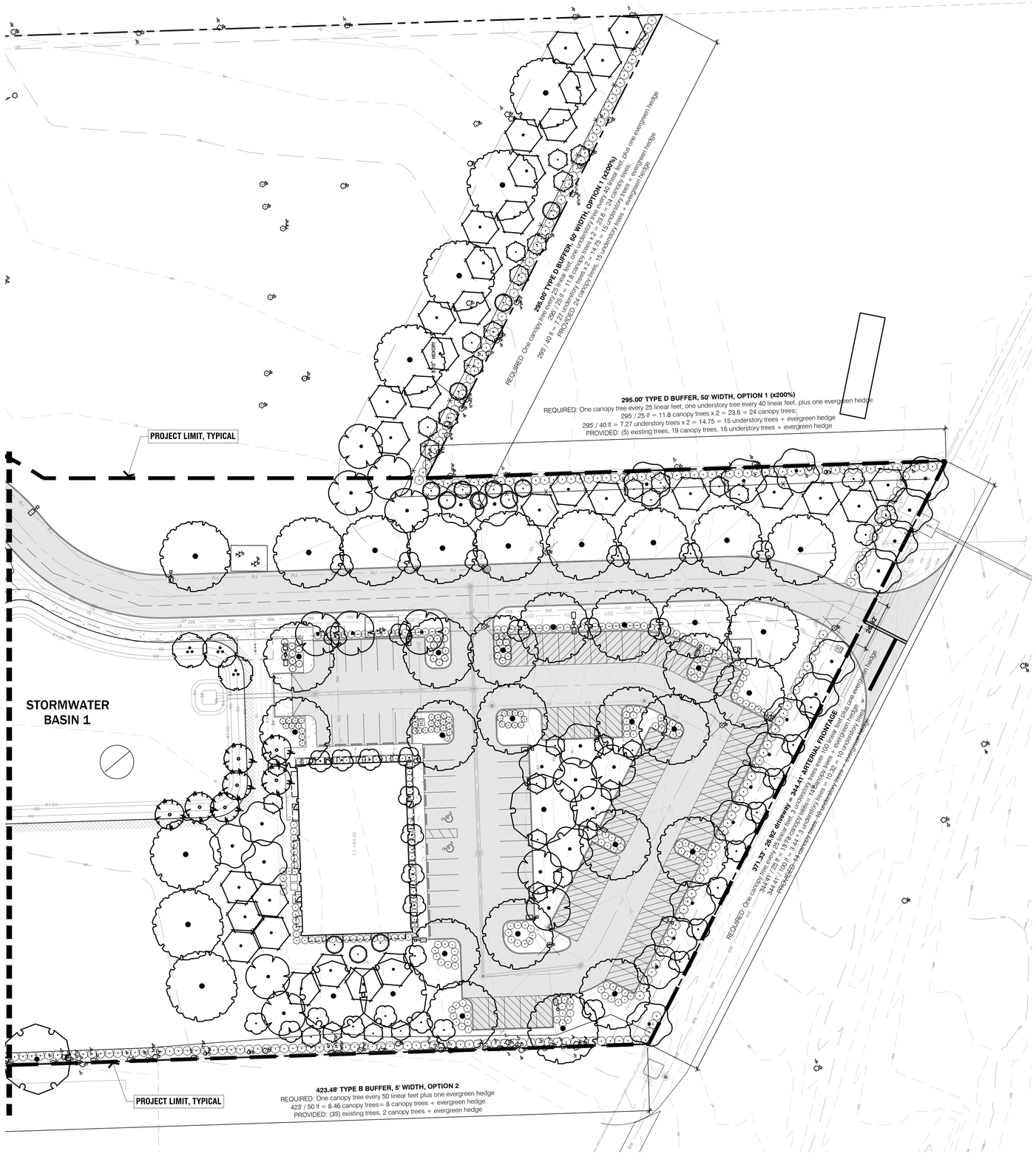
Project Phase: CITY SUBMITTAL

Project Title:
MOTARY
CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE PLAN

Designed: KMD
Drawn: ZRR
Checked: KMD
Date: 2022-10-26

Sheet No.: L300



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	IE	15	Ilex x attenuata 'East Palatka' / East Palatka Holly	1.5" Cal.	8` Ht.
	LI	57	Lagerstroemia indica / Crape Myrtle	1.5" Cal. Canes	8` Ht.
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**NOTES**
	HP	30	Hamelia patens `Firefly` / Firefly Firebush	3 gal.	18" ht. min.
	IP	652	Illicium floridanum / Florida Anise	3 gal.	18" ht. min.
	RI	318	Rhaphiolepis indica / Indian Hawthorn	3 gal.	18" ht. min.
	VM	159	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	18" ht. min.
	ZI	94	Zamia integrifolia / Coontie	3 gal.	18" ht. min.

NOTE:
PLANT ALL TREE TRUNKS A MINIMUM OF 10' FROM ALL WATER MAINS. PRIOR TO PLANTING, REVIEW UTILITY PLANS AND ACTUAL LOCATION OF INSTALLED WATER MAINS.

PREPARED BY:
floravie design
Contact: KALEY DUNLAP
916 VASSAR STREET
ORLANDO, FL 32804
TEL | 321-277-0826
kaley@floraviedesign.com

PREPARED FOR:
eda consultants
CONTACT: Claudia Vega
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601
PHONE: (352) 373-3541

NORTH

0 30 60 feet
SCALE: 1" = 30'

No.	Date	Comment
1	2022-12-08	PER CITY COMMENTS
2	2023-0119	PER CITY COMMENTS
3	2023-02-16	PER CITY COMMENTS
4	2023-03-03	PER MINOR COMMENTS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY M. DUNLAP · LA 6667256 · STATE OF FLORIDA

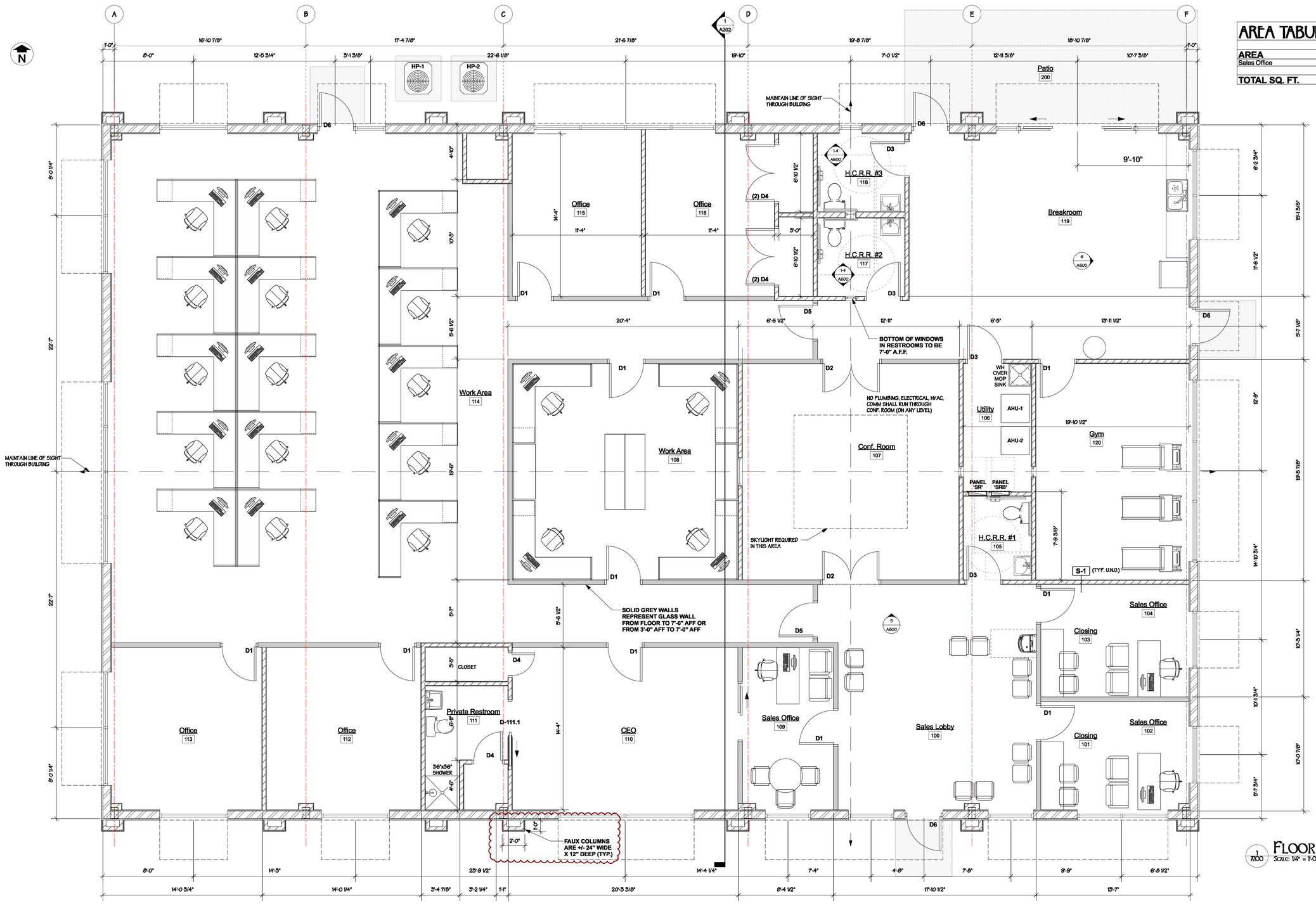
Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 22-016
Project Phase: CITY SUBMITTAL
Project Title: MOTARY
CITY OF ALACHUA,
FLORIDA
Sheet Title: LANDSCAPE PLAN

Designed:	KMD	Sheet No.:	L301
Drawn:	ZRR		
Checked:	KMD		
Date:	2022-10-26		

AREA TABULATION

AREA	SQUARE FOOTAGE
Sales Office	5,909.27 SQ. FT
TOTAL SQ. FT.	5,909.27



1 A100 FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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DA

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1202 SW 17th Street, Ste.201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: # AR0017456

A New Sales Office Building for Motory Group

05970-004-000
Alachua, FL

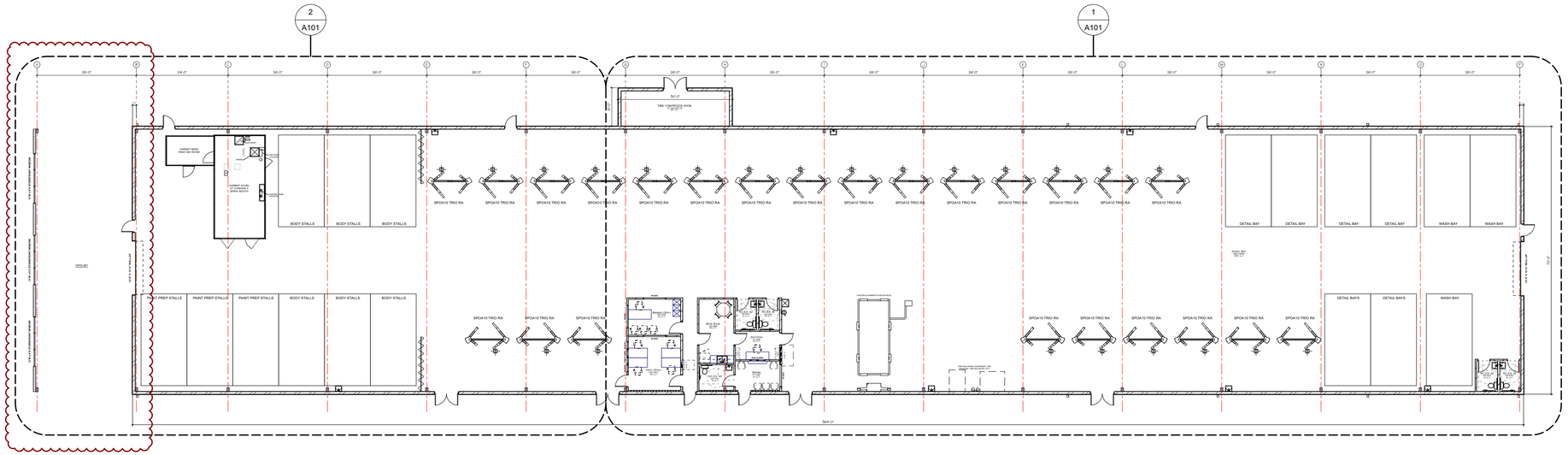
Floor Plan

DATE	02/16/23
JOB	D_21033
DRAWN BY	JG
CHECKED BY	JAD

3

A100
PERMIT SET

OF 18



1 A100 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

AREA TABULATION

AREA	SQUARE FOOTAGE
Service Building	27,300.00 SQ. FT
TOTAL SQ. FT.	27,300.00

N

REVISIONS

REV.	DATE	DESCRIPTION

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FL: # AR0017456

Overall Floor Plan

A New Service Building for Motory Group

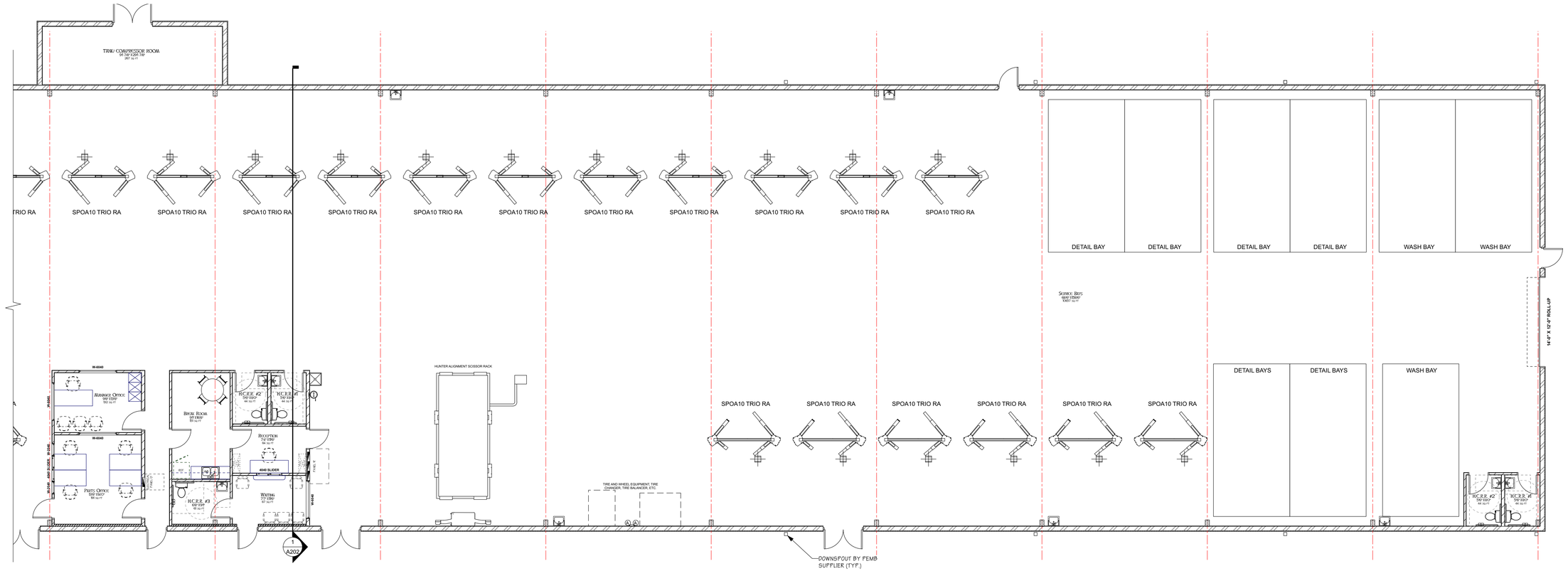
05970-004-000
Alachua, FL

DATE 02/16/23
JOB D_21033
DRAWN BY
CHECKED BY JAD

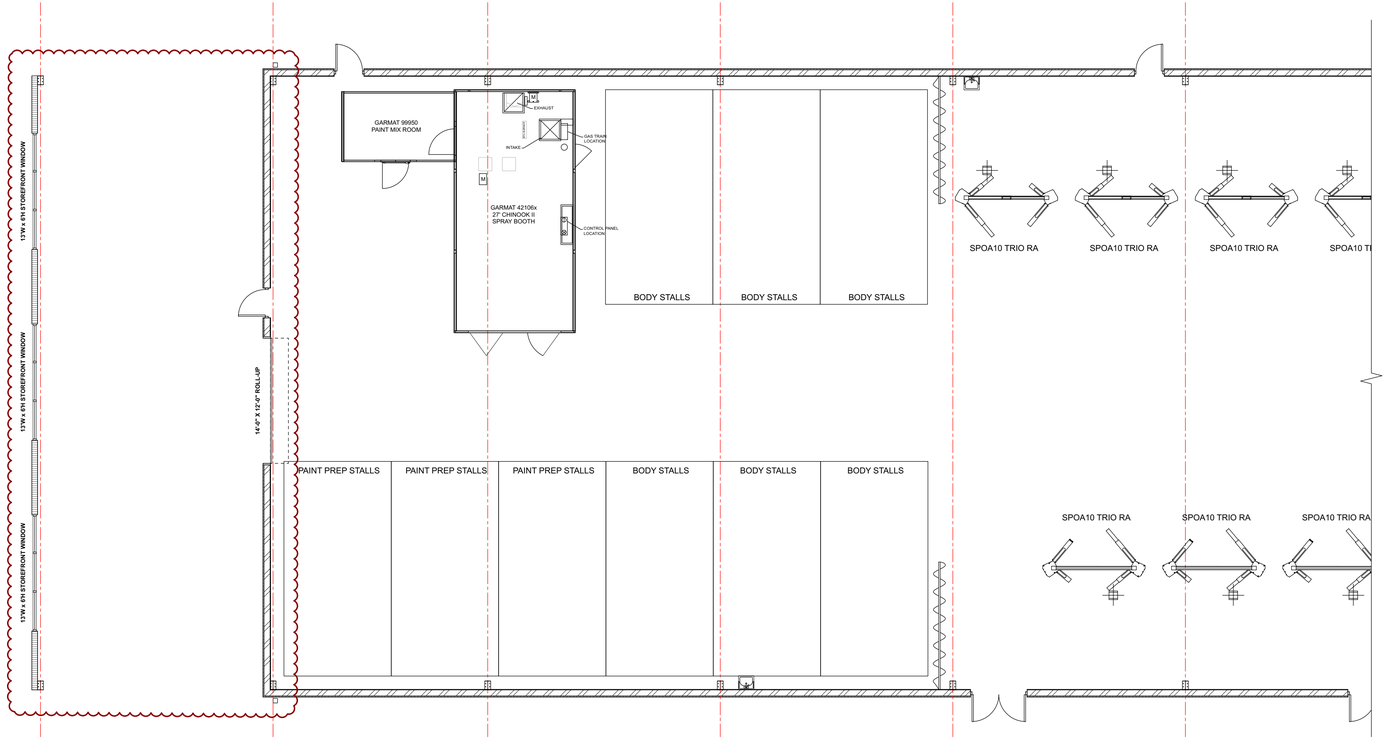
3

A100
PERMIT SET

OF
26



1 A101 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A101 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA TABULATION

AREA	SQUARE FOOTAGE
Service Building	27,300.00 SQ. FT
TOTAL SQ. FT.	27,300.00

REVISIONS

REV.	DATE	DESCRIPTION

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DA

Enlarged Floor Plan

A New Service Building for Motory Group

05970-004-000
Alachua, FL

DATE 02/16/23
JOB D_21033
DRAWN BY
CHECKED BY JAD

4

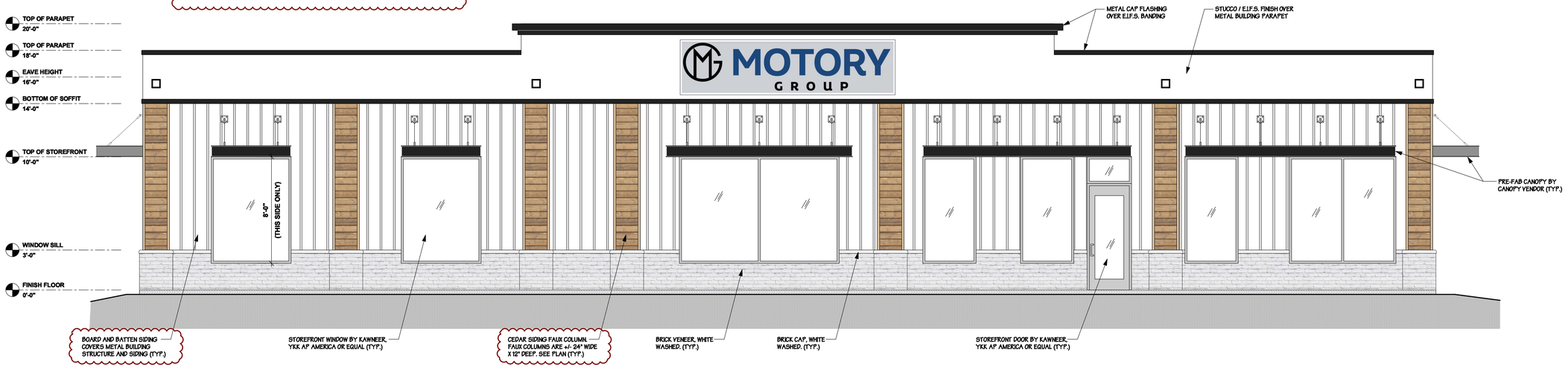
A101
PERMIT SET

OF 26

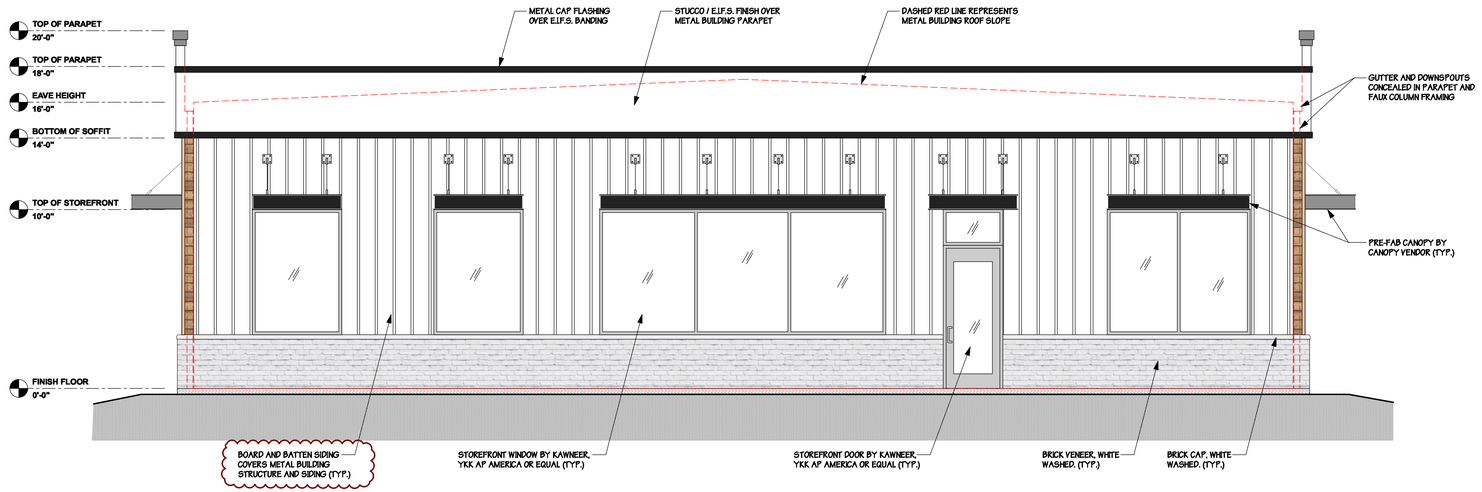
South Elevation Glazing Calculation:
Total Facade Area: 1,822 Sq. Ft.

Glazing Area : 385 Sq. Ft.
Glazing %: 21.1%

Metal Siding Area: 0 Sq. Ft.
(Wall Finish is Board & Batten siding, Cedar and Brick. See Elevations)



1 A200 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 A200 EAST ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS

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Elevations

A New Sales Office Building for Motory Group

05970-004-000
Alachua, FL

DATE 02/16/23
JOB D_21033
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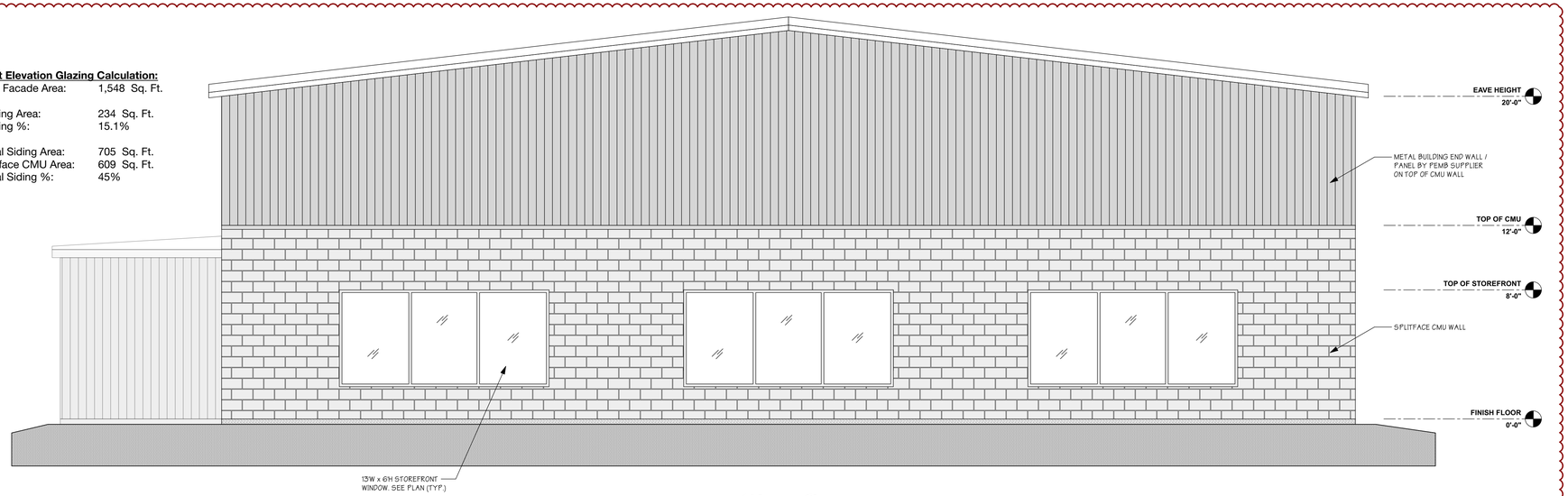
4

A200
PERMIT SET

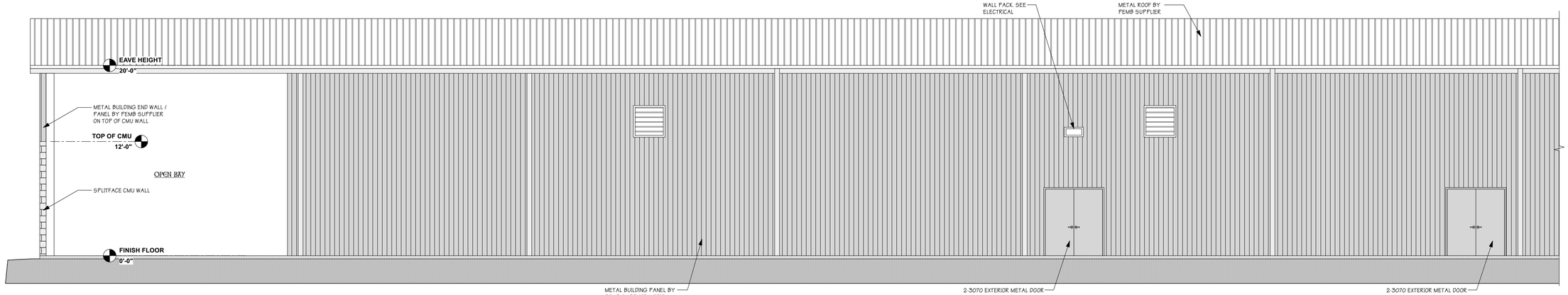
OF 18

West Elevation Glazing Calculation:

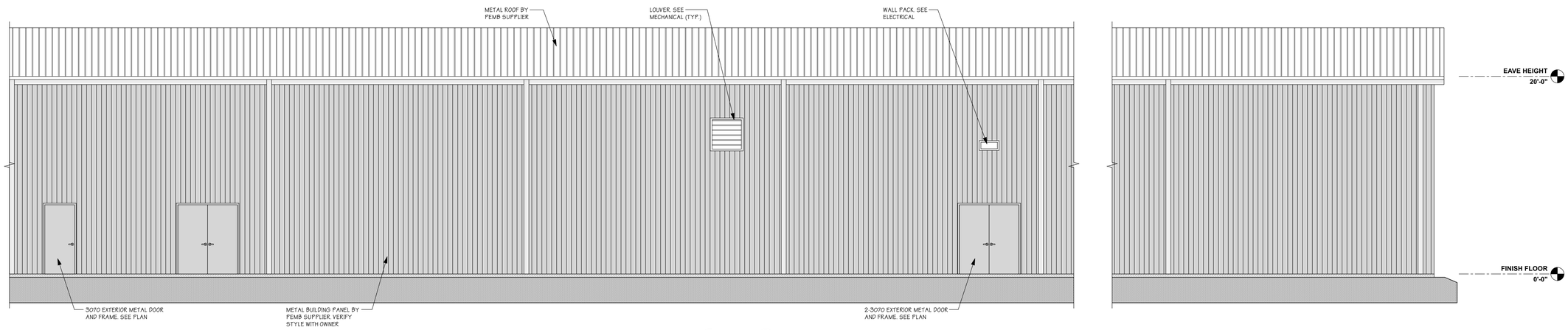
Total Facade Area:	1,548 Sq. Ft.
Glazing Area:	234 Sq. Ft.
Glazing %:	15.1%
Metal Siding Area:	705 Sq. Ft.
Splitface CMU Area:	609 Sq. Ft.
Metal Siding %:	45%



1 A200 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A200 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 A200 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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Elevations

A New Service Building for Motory Group

05970-004-000
Alachua, FL

DATE	02/16/23
JOB	D_21033
DRAWN BY	
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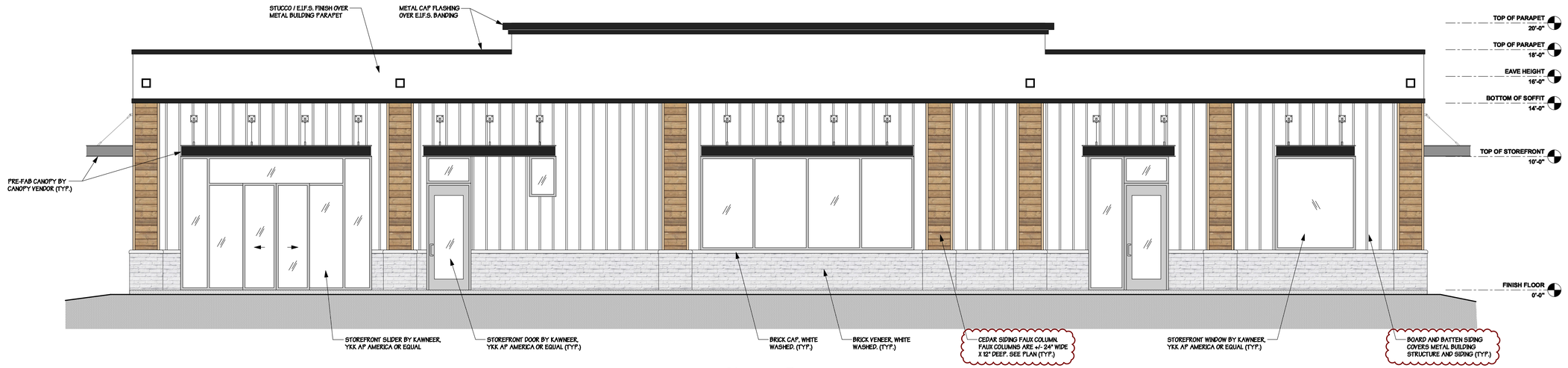
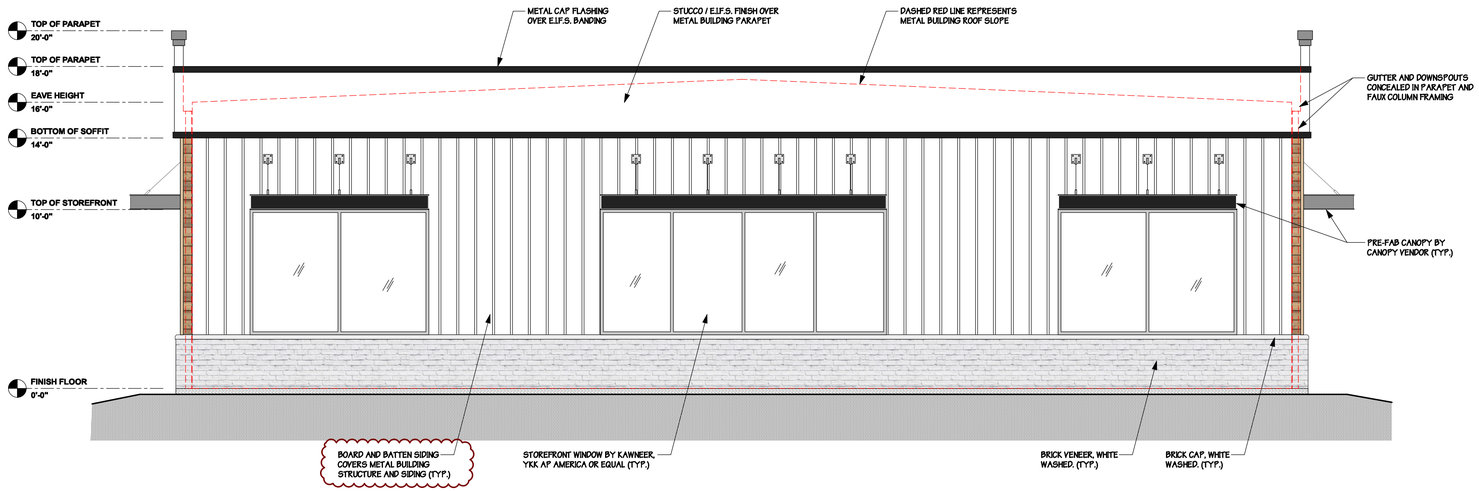
6

A200
PERMIT SET

OF 26



1 A201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A201 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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REV.	DATE	DESCRIPTION

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Elevations

A New Sales Office Building for Motory Group

05970-004-000
Alachua, FL

DATE 02/16/23
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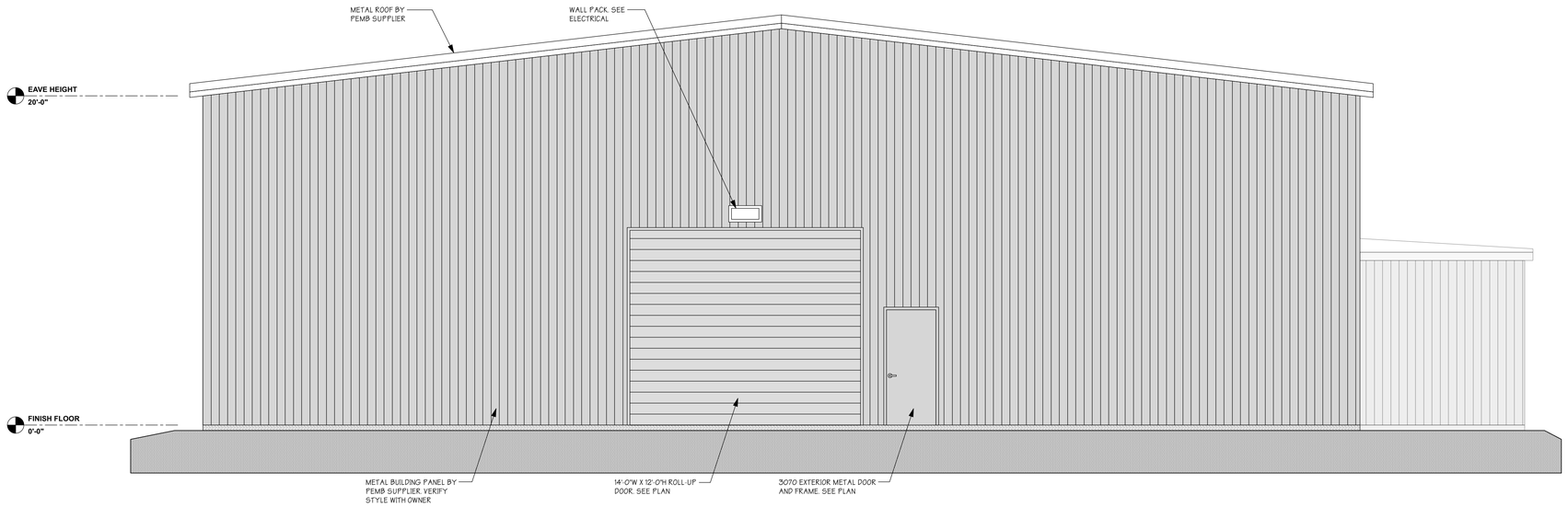
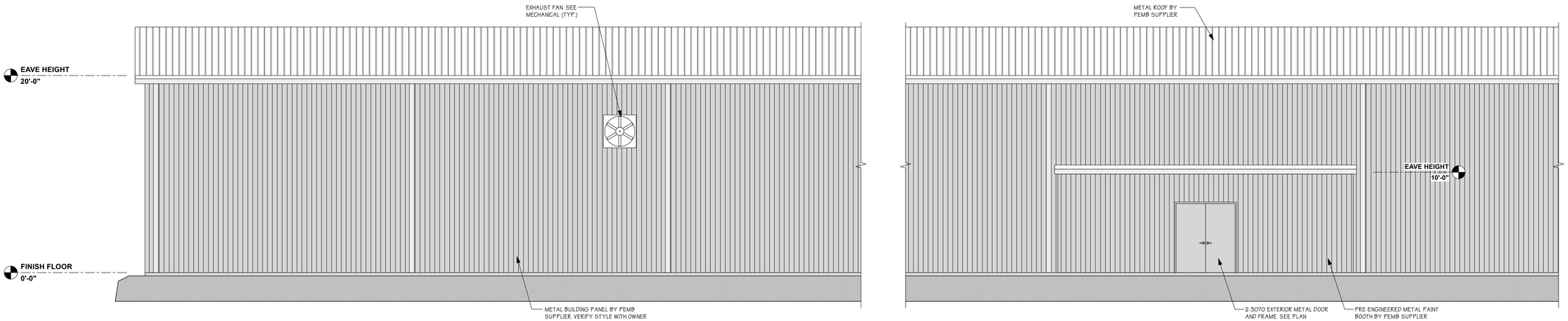
A201
PERMIT SET

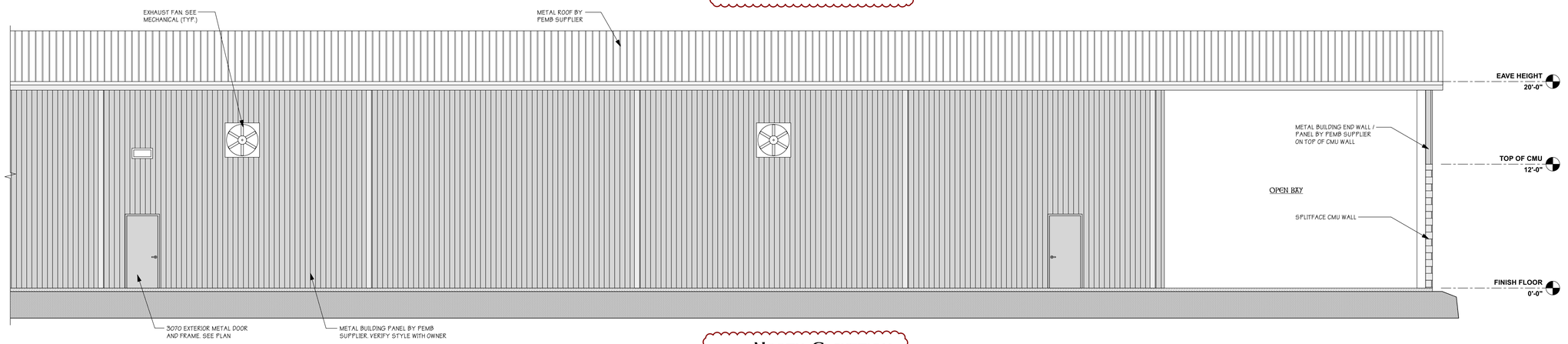
OF 18



1 A201 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A201 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 A201 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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Elevations

A New Service Building for Motory Group

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Alachua, FL

DATE 02/16/23
JOB D_21033
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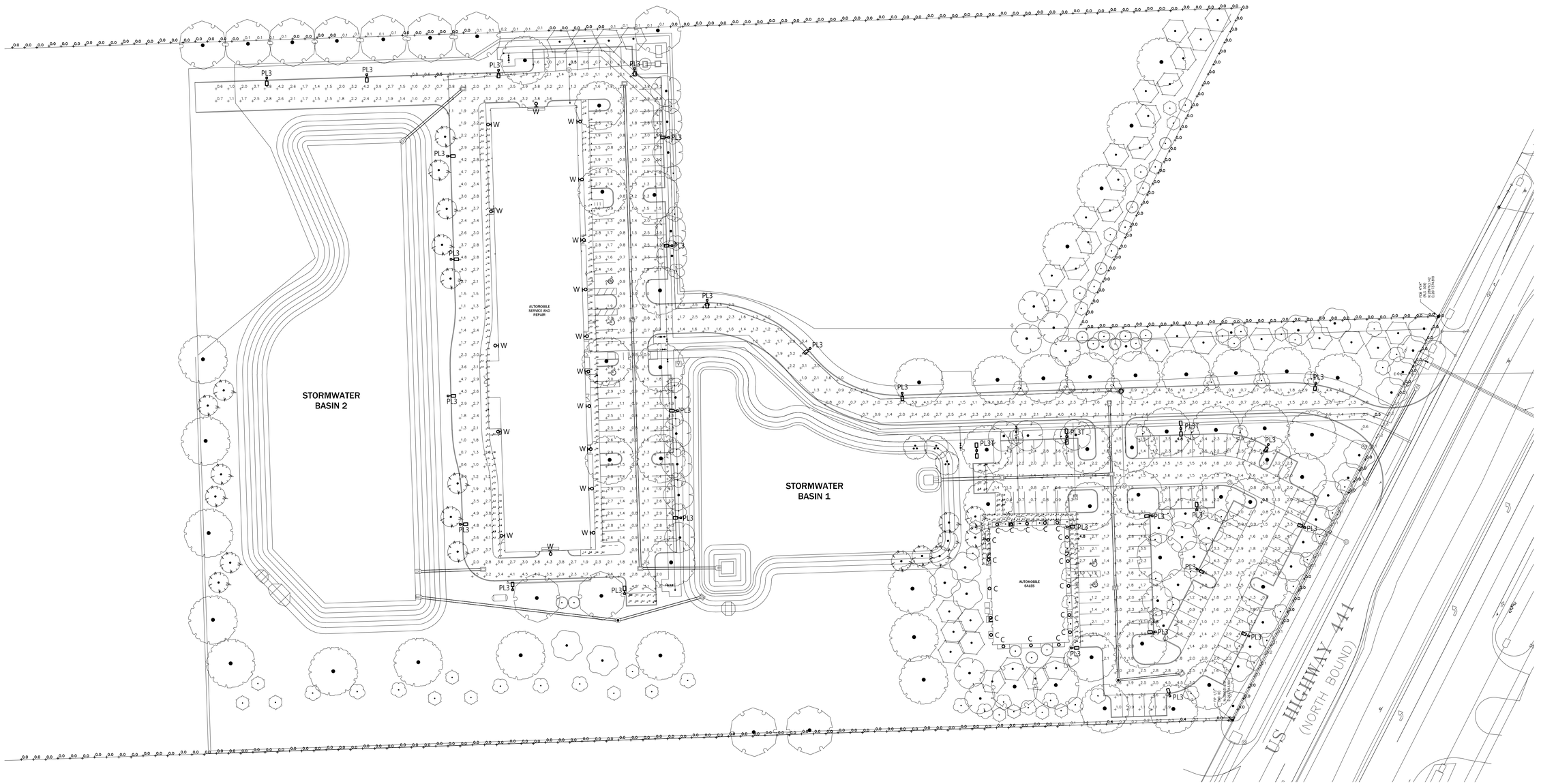
A201
PERMIT SET

OF 26



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE

0 20 40 80

Photometric Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SALES BUILDING PARKING	+	2.1 fc	4.8 fc	0.5 fc	9.6:1	4.2:1
SALES BUILDING WALKWAY	+	3.6 fc	7.1 fc	0.7 fc	10.1:1	5.1:1
SALES BUILDING DUMPSTER	+	3.0 fc	5.0 fc	1.3 fc	3.8:1	2.3:1
SERVICE BUILDING PARKING	+	2.1 fc	5.0 fc	0.5 fc	10.0:1	4.2:1
SERVICE BUILDING WALKWAY	+	3.0 fc	4.1 fc	1.1 fc	3.7:1	2.7:1
SERVICE BUILDING WALKWAY	+	2.6 fc	4.3 fc	1.1 fc	3.9:1	2.4:1
SERVICE BUILDING DUMPSTER	+	2.8 fc	5.0 fc	1.2 fc	4.2:1	2.3:1
ENTRANCE DRIVEWAY	+	1.8 fc	4.9 fc	0.5 fc	9.8:1	3.6:1
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.
4. SITE CONTAINS OVER 100 PARKING SPACES, THEREFORE SECTION 6.4.5(A) PERMITS 25FT MOUNTING HEIGHT OF POLES.

Fixture Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Mounting Height
	PL3	28	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 700mA	9509	0.81	15FT
	PL3T	3	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 700mA	9509	0.81	15FT
	W	17	HE WILLIAMS	WPCS-L44-840-BZ	FULL CUT-OFF LED WALL PACK	LED	4454	0.81	15FT
	C	18	TGS	880918-R-TM-30-U-D	THINTEK LED WAFER MOUNTED UNDER CANOPY.	LED	1341	0.81	10FT UNDER CANOPY

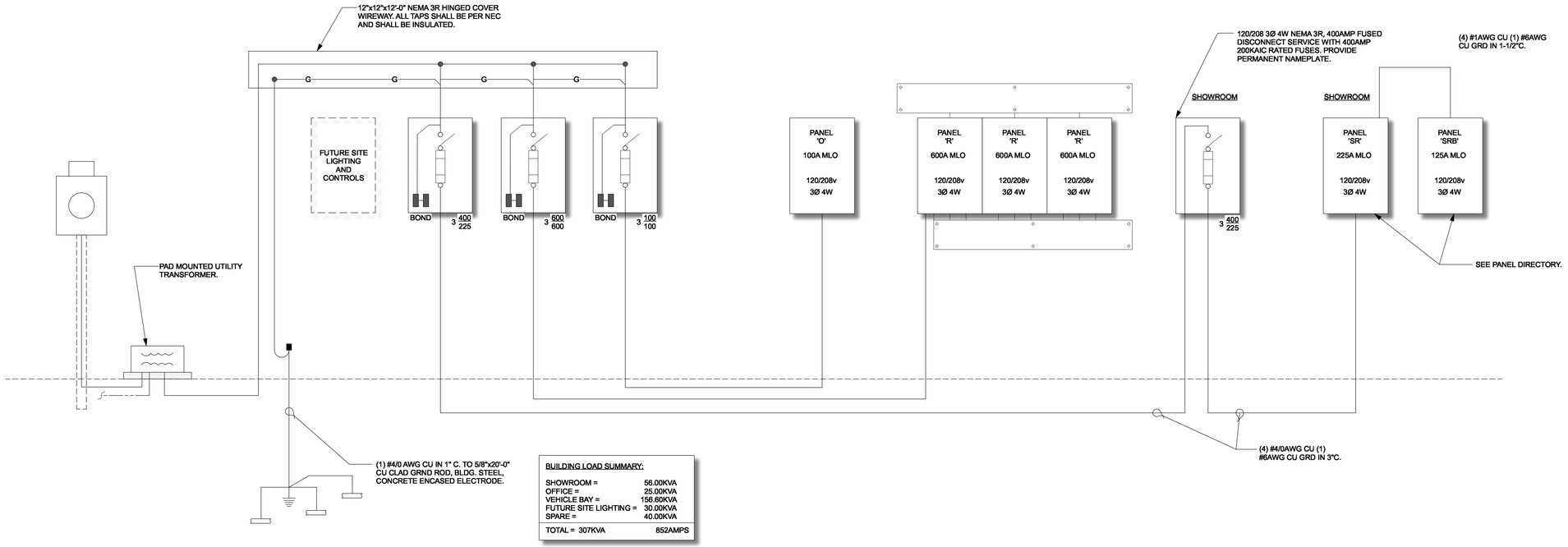
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

MOTORY GROUP
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	22004
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	1/19/23
REVISIONS	

SHEET NUMBER

E-1



BUILDING LOAD SUMMARY:

SHOWROOM =	56.00KVA
OFFICE =	25.00KVA
VEHICLE BAY =	156.80KVA
FUTURE SITE LIGHTING =	30.00KVA
SPARE =	40.00KVA
TOTAL = 307KVA	852AMPS

1 E102 RISER DIAGRAM
SCALE: 1/4" = 1'-0"

PANEL SR

RATING 225 AMP MLO — LUG LOCATION TOP — A.I.C. 22KAIC
SERVICE 120 / 208V, 3Ø, 4W — MOUNTING SURFACE — TYPE SQ.-D NQOD OR EQUAL

CKT NO	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND	Ø	CKT. NO.	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND
1	LIGHTING	1.00	1	20	12	12	12	1/2"	A	2	RECEPTS	1.00	1	20	12	12	12	1/2"
3	LIGHTING	1.00	1	20	12	12	12	1/2"	B	4	RECEPTS	1.00	1	20	12	12	12	1/2"
5	LIGHTING	1.00	1	20	12	12	12	1/2"	C	6	RECEPTS	1.00	1	20	12	12	12	1/2"
7	LIGHTING	1.00	1	20	12	12	12	1/2"	A	8	RECEPTS	1.00	1	20	12	12	12	1/2"
9	EXTERIOR LIGHTING	1.00	1	20	12	12	12	1/2"	B	10	RECEPTS	1.00	1	20	12	12	12	1/2"
11	RECEPTS	1.00	1	20	12	12	12	1/2"	C	12	RECEPTS	1.00	1	20	12	12	12	1/2"
13	RECEPTS	1.00	1	20	12	12	12	1/2"	A	14	RECEPTS	1.00	1	20	12	12	12	1/2"
15	RECEPTS	1.00	1	20	12	12	12	1/2"	B	16	RECEPTS	1.00	1	20	12	12	12	1/2"
17	RECEPTS	1.00	1	20	12	12	12	1/2"	C	18	RECEPTS	1.00	1	20	12	12	12	1/2"
19	RECEPTS	1.00	1	20	12	12	12	1/2"	A	20	RECEPTS	1.00	1	20	12	12	12	1/2"
21	RECEPTS	1.00	1	20	12	12	12	1/2"	B	22	RECEPTS	1.00	1	20	12	12	12	1/2"
23	RECEPTS	1.00	1	20	12	12	12	1/2"	C	24	RECEPTS	1.00	1	20	12	12	12	1/2"
25	EWH	2.50	2	30	10	10	10	3/4"	A	26	RECEPTS	1.00	1	20	12	12	12	1/2"
27	--	2.50	--	--	10				B	28	RECEPTS	1.00	1	20	12	12	12	1/2"
29	SPARE		1	20					C	30	RECEPTS	1.00	1	20	12	12	12	1/2"
31	SPARE		1	20					A	32	RECEPTS	1.00	1	20	12	12	12	1/2"
33	SPARE		1	20					B	34	RECEPTS	1.00	1	20	12	12	12	1/2"
35	SPARE		1	20					C	36	RECEPTS	1.00	1	20	12	12	12	1/2"
37	PANEL SRB	8.27	3	125	1	1	6	1-1/2"	A	38	RECEPTS	1.00	1	20	12	12	12	1/2"
39	--	8.27	--	--	1				B	40	RECEPTS	1.00	1	20	12	12	12	1/2"
41	--	8.27	--	--	1				C	42	RECEPTS	1.00	1	20	12	12	12	1/2"

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
LIGHTING	5.60	1.25		7.00
RECEPTS	10.00		1.00	10.00
RECEPTS	18.00		0.50	9.00
EQUIP.	29.31		1.00	29.31
			TOTAL	55.31KVA
			SPARE	

REMARKS
- PROVIDE TYPE WRITTEN PANEL DIRECTORY.
- PROVIDE GRND BUS & NEUTRAL BUS.
- PROVIDE FEED-THRU LUGS.

42 CIRCUITS — 154 AMPS

PANEL SRB

RATING 125 AMP MLO — LUG LOCATION TOP — A.I.C. 22KAIC
SERVICE 120 / 208V, 3Ø, 4W — MOUNTING SURFACE — TYPE SQ.-D NQOD OR EQUAL

CKT NO	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND	Ø	CKT. NO.	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND
1	AHU-1	5.20	2	60	6	-	6	1"	A	2	SPACE							
3	--	5.20	--	--	6				B	4	SPACE							
5	AHU-2	5.20	2	60	6	-	6	1"	C	6	SPACE							
7	--	5.20	--	--	6				A	8	SPACE							
9	HP-1	1.00	2	60	6	-	6	1"	B	10	SPACE							
11	--	1.00	--	--	6				C	12	SPACE							
13	HP-2	1.00	2	60	6	-	6	1"	A	14	SPACE							
15	--	1.00	--	--	6				B	16	SPACE							
17	SPARE								C	18	SPACE							
19	SPARE								A	20	SPACE							
21	SPARE								B	22	SPACE							
23	SPARE								C	24	SPACE							
25	SPARE								A	26	SPACE							
27	SPARE								B	28	SPACE							
29	SPARE								C	30	SPACE							

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
EQUIP	24.80		1.00	24.80
			TOTAL	25.02KVA
			SPARE	

REMARKS
- PROVIDE TYPE WRITTEN PANEL DIRECTORY.
- PROVIDE GRND BUS & NEUTRAL BUS.

30 CIRCUITS — 69 AMPS

REVISIONS

REV.	DATE	DESCRIPTION

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ALL RIGHTS RESERVED, THESE PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.

DONAHUE ARCHITECTURE, INC
1202 SW 17th Street, Ste.201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: # AR0017456

Riser Diagram & Panel Schedule

A New Sales Office Building for Motory Group

05970-004-000
Alachua, FL

DATE 02/28/22
JOB D_21033
DRAWN BY JG
CHECKED BY JAD

18

E102
DESIGN DEVELOPMENT

OF 18

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: Motory Site Plan
2. Pre-Application Conference Date: 3/9/2022
3. Neighborhood Meeting Date: 10/18/2022
4. Address of Subject Property: 13663-13719 NW US HWY 441
5. Parcel ID Number(s): 05970-004-000
6. Existing Use of Property: Undeveloped
7. Future Land Use Map Designation: CI & ILW
8. Zoning Designation: Industrial & Commercial
9. Acreage: 4.43 +/-
10. Total Existing Building Square Footage, if applicable: 0 SF
11. Total Existing Impervious Area (not including existing building area), if applicable: 0 SF
12. Total Building Square Footage Proposed: 33,209 SF
13. Total New Impervious Area Proposed (not including building area): 131,483 SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, PE Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: -- e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Motory Group LLC
   Mailing Address: 13723 NW US HWY 441
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Claudia Vega 1/19/23

Signature of Applicant

Claudia Vega, P.E. Director of Engineering

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of January 19, 2023, by Claudia Vega who executed the same and has _____ produced _____ as identification or ☒ is personally known to me.

Signature of Notary

Print Name: Heather A. Hartman

Notary Public, State of Florida

My Commission Expires: Oct. 10, 2026

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13663 NW US HWY 441

Parcel ID Number(s): 05970-004-000

Acreage: 16.1 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Govinda Romero Title: CEO

Company (if applicable): Motory Group LLC

Mailing Address: 13723 NW US HWY 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: _____ e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Site Plan

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

Govinda Romero CEO

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 8TH day of FEBRUARY, 2022 by GOVINDA ROMERO, who is/are personally known to me, or who has/have produced DL# R-560-280-83-219-1 as identification.

Lucila Reusing Sandreschi
Notary Public
State of Florida
Comm# HH155860
Expires 8/21/2025

Signature of Notary Public, State of FLORIDA

Statement of Proposed Uses

The proposed Motory buildings will be used for automotive sales, repair and service. The automotive repair and servicing business is located within the Industrial Future Land Use area and the automotive sales building is located in the Commercial Future Land Use area.

Comprehensive Plan Consistency

Vision Element:

III. GOALS TO IMPLEMENT THE VISION

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

Consistency: The proposed Motory facilities will support and contribute to commercial development along the US 441 corridor. The proposed facility will increase the number of job opportunities in the City and provide services to the city's residents.

Future Land Use Element:

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: The proposed Motory building will serve the intent of the Industrial Future Land Use designation, as it will provide automotive repair services for guests and the citizens of Alachua in a commercialized, urban portion of the City located in close proximity to the population base and US 441. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.d as indicated below:

Policy 1.5.d: The City shall develop performance standards for industrial uses 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;

<u>Consistency:</u> The Site Plan includes an appropriately designed vehicular connection to an adjacent street and portions of the site are available for additional future development on the property.

2. Buffering from adjacent existing/potential uses;

<u>Consistency:</u> The site plan complies with all required setbacks and buffers.

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

<u>Consistency</u>: The proposed project site exceeds the 10% required open space and the proposed building is less than the maximum 0.75 floor area ratio, as demonstrated on the Site Plan.

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

<u>Consistency:</u> The Site Plan includes a detailed stormwater and open space plan with design details for an on-site basin area, which demonstrate compliance with all applicable local and state regulations.

5. Placement of signage;

<u>Consistency:</u> No signage is proposed at this time.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

<u>Consistency:</u> Site lighting proposed will meet all city regulations.

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

<u>Consistency:</u> The parking area is designed for safe maneuvering of vehicles associated with the automotive repair business operations. Parking spaces are located close to the building office.

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

<u>Consistency</u>: The Site Plan includes a landscape plan prepared by a registered landscape architect that complies with all applicable elements 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

<u>Consistency:</u> There are no unique features or resources that may constrain site development.

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

<u>Consistency</u>: No specific performance based zoning requirements apply to this project, other than the standard requirements found in the Land Development Code.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .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.

<u>Consistency:</u> The proposed development has less than a 0.75 floor area ratio, as demonstrated on the Site Plan.

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.

<u>Consistency</u>: The proposed Motory automotive sales building will serve the intent of the Commercial Future Land Use designation, as it will provide automotive sales services for guests and the citizens of Alachua in a commercialized, urban portion of the City located in close proximity to the population base and US 441. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.3.d as indicated below:

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;

<u>Consistency:</u> The Site Plan includes an appropriately designed vehicular connection to an adjacent street and portions of the site are available for additional future development on the property.

2. Buffering from adjacent existing/potential uses;

<u>Consistency:</u> The site plan complies with all required setbacks and buffers.

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

<u>Consistency</u>: The proposed project site exceeds the 10% required open space and the proposed building is less than the maximum 0.75 floor area ratio, see the Site Plan.

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

Consistency: The Site Plan includes a detailed stormwater and open space plan with design details for an on-site basin area, which demonstrate compliance with all applicable local and state regulations.

5. Placement of signage;

Consistency: No signage is proposed at this time.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

Consistency: Site lighting proposed will meet all city regulations.

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

Consistency: The parking area is designed for safe maneuvering of vehicles associated with the automotive sales business operations. Parking spaces for guests/customers are located close to the building office.

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

Consistency: The Site Plan includes a landscape plan prepared by a registered landscape architect that complies with all applicable elements 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;

Consistency: There are no unique features or resources that may constrain site development.

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

Consistency: The project meets all additional requirements for Use Specific Standards found in *Section 4.3.4 (J) Vehicle sales and services* as well as other requirements found in the Land Development Code.

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.

Consistency: The proposed development has less than a 0.75 floor area ratio, as demonstrated on the Site Plan.

Concurrency Impact Analysis
Motory

This proposed building is a 5,909 square foot automotive dealership building and a 27,300 square foot service and repair building shop associated parking and stormwater infrastructure improvements.

Stormwater:

A detailed stormwater management plan is included with this submittal. The proposed stormwater system is designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Office Building - Per 100 SF of floor space	15.00	59	100 SF	885
Automotive Service Shop - Per Bay	100.00	9	bays	900
Automotive Service Shop - Per Bathroom	250.00	5	bathroom	1,250
TOTAL DEMAND				3,035

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Motory	3,035
Reserved Capacity[2]	291,079
Residual Capacity	**696,469**
Percentage of Permitted Design Capacity Utilized	**69.72%**

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Office Building - Per 100 SF of floor space	15.00	59	100 SF	885
Automotive Service Shop - Per Bay	100.00	9	bays	900
Automotive Service Shop - Per Bathroom	250.00	5	bathroom	1,250
TOTAL DEMAND				3,035

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Motory	3,035
Reserved Capacity[2]	265,540
Residual Capacity	**473,425**
Percentage of Permitted Design Capacity Utilized	**68.44%**

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 398 pounds of solid waste will be generated per day (33,209 SF / 1,000 SF x 12 = 398 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
New River Solid Waste Facility Capacity[3]	**50 years**	

Traffic:

The proposed use of the project site for commercial (automotive sales and automotive repair) use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadways.

Trip Generation:

PROPOSED: AUTOMOBILE DEALERSHIP
ITE LAND USE: 841 AUTOMOBILE SALES (USED)
SOURCE: ITE TRIP GENERATION, 11TH EDITION

5,909 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.13	5.91	14.02	76%	24%	10.66	3.36
PM	3.75	5.91	22.16	47%	53%	10.41	11.74
ADT	27.06	5.91	159.90	50%	50%	79.95	79.95

PROPOSED: AUTOMOBILE SERVICE AND REPAIR
ITE LAND USE: 943 AUTOMOBILE PARTS AND SERVICE CENTER
SOURCE: ITE TRIP GENERATION, 11TH EDITION

27,300 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.91	27.30	52.14	72%	28%	37.54	14.60
PM	2.06	27.30	56.24	39%	61%	21.93	34.31
ADT	16.60	27.30	453.18	50%	50%	226.59	226.59

	AM	PM	AVG
Existing	0	0	0
Proposed	66	78	613
Net	66	78	613

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (4127,3)	MPO Boundary to CR 25A east intersection	AADT	43,000	20,000	43	613	22,344
		Peak Hour	3,870	1,800	5	78	1,987

Source: City of Alachua Planning Department

Consistency: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above.

consultants inc.

Worksheet for Trip Generation

Project Name : Motory
Customer / Builder Name : Motory Group LLC
Property Address : 13663 NW US HWY 441

PROPOSED: AUTOMOBILE DEALERSHIP
ITE LAND USE: 841 AUTOMOBILE SALES (USED)
SOURCE: ITE TRIP GENERATION, 11TH EDITION

5,909 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.13	5.91	14.02	76%	24%	10.66	3.36
PM	3.75	5.91	22.16	47%	53%	10.41	11.74
ADT	27.06	5.91	159.90	50%	50%	79.95	79.95

PROPOSED: AUTOMOBILE SERVICE AND REPAIR
ITE LAND USE: 943 AUTOMOBILE PARTS AND SERVICE CENTER
SOURCE: ITE TRIP GENERATION, 11TH EDITION

27,300 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.91	27.30	52.14	72%	28%	37.54	14.60
PM	2.06	27.30	56.24	39%	61%	21.93	34.31
ADT	16.60	27.30	453.18	50%	50%	226.59	226.59

	AM	PM	AVG
Existing	0	0	0
Proposed	66	78	613
Net	66	78	613

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Hydrant Flow Test Report

Test Date 03/22/2022 **Test Time** 9:20 AM

Location

13719 NW 101 Dr. Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Conducted by: Adam Miller
Witnessed by: Billy Jack Gourley

Notes

Read Hydrant Along NW 101 Dr.
Flow Hydrant at End of NW 101 Dr

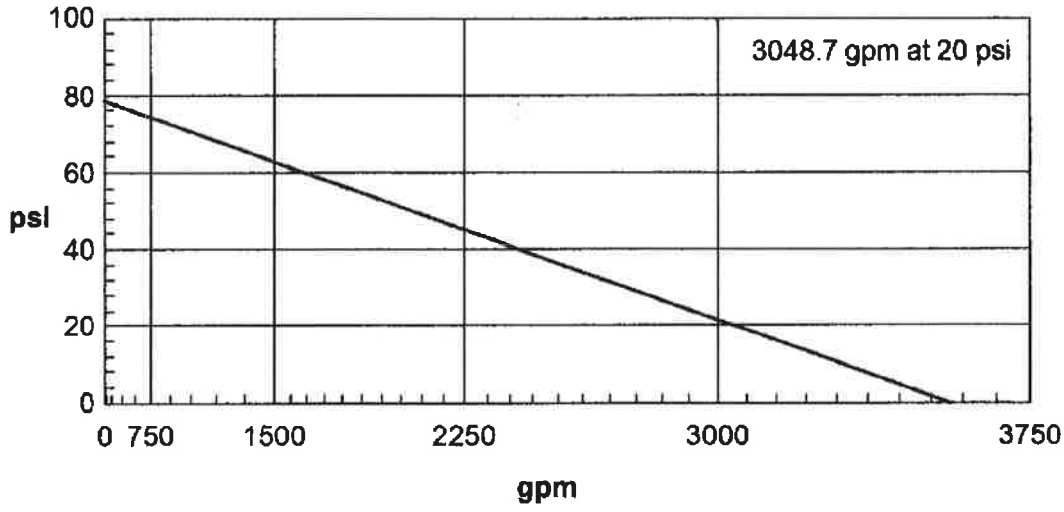
Read Hydrant

79 psi **static pressure**
62 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	1	2.5	.9	20	751 gpm
#2	1	2.5	.9	23	805 gpm
				Total	1556 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.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:**	**1/18/2023**
Project:	Motory Site Plan	**Engineer:**	**QH**
		Checked By:	**CSV**
Location:	13663 NW US HWY 441		
	Alachua, Florida 32615		

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.): 5909 **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) : 5,909 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1106.92829**

(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):**
- **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= 1000 x 0.85 x [1 + (0 + 0)

NFF= 850 gpm

NFF= 750 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.

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:**	**1/18/2023**
Project:	Motory Site Plan	**Engineer:**	**QH**
		Checked By:	**CSV**
Location:	13663 NW US HWY 441		
	Alachua, Florida 32615		

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.): 27300 **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) : 27,300 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **2379.270476**

(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):**
- **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:** 0
- **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:** 0
- **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:** 0
- **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= 2500 x 0.85 x [1 + (0 + 0)

NFF= 2125 gpm

NFF= 2250 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.

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Worksheet for Commercial Water Meter Sizing and Wastewater Flows

Project Name : Motory

Customer / Builder Name : Motory Group LLC

Property Address : 13663 NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Office Building - Per 100 SF of floor space	15.00	59	100 SF	885
TOTAL DEMAND				885
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**3 gpm**
TOTAL DEMAND				**3 gpm**
NEEDED WATER METER SIZE*		**1" Water Meter**		

Wastewater Flow	**885**	**GPD**

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Worksheet for Commercial Water Meter Sizing and Wastewater Flows

Project Name : Motory
Customer / Builder Name : Motory Group LLC
Property Address : 13663 NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Automotive Service Shop - Per Bay	100.00	9	bays	900
Automotive Service Shop - Per Bathroom	250.00	5	bathroom	1,250
TOTAL DEMAND				2,150
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**7 gpm**
TOTAL DEMAND				**7 gpm**
NEEDED WATER METER SIZE*		**1" Water Meter**		

Wastewater Flow	**2,150**	**GPD**

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Worksheet for Needed Fire Flow

Project Name: Motory Site Plan
Owner/Developer: Motory Group LLC
Property Address: 13663 NW US HWY 441

NFPA Calculation (Sales Office)

Fire Flow Area (SF)	=	5,909	
Occupancy Class	=	B	
Construction Type	=	II(000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,750	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,750	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,750**	**gpm**

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Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Motory Site Plan
Owner/Developer: Motory Group LLC
Property Address: 13663 NW US HWY 441

NFPA Calculation (Service and Repair Building)

Fire Flow Area (SF)	=	27,300	
Occupancy Class	=	B	
Construction Type	=	II (000)	
Sprinkler System	=	Yes	
Required Fire Flow Per NFPA	=	3,500	gpm
Flow Duration (hours)	=	3	
Sprinkler Reduction, per 18.4.5.2.1	=	75%	
Reduction per 18.4.5.2.1		2,625	gpm
Needed Fire Flow	=	875	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,000**	**gpm**

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NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, October 18, 2022

Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a development plan for a proposed automobile dealership and related uses with associated site improvements located at 13663-13719 NW US HWY 441 on parcel 05970-004-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-002
MOTORY GROUP LLC
13723 NW US HIGHWAY 441
ALACHUA, FL 32615-8551

05970-004-000
MOTORY GROUP LLC
13723 NW US HWY 441
ALACHU, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD LARRY & PEGGY Y
14035 NW 104TH TER
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
ESSA JR TRUSTEE & GALLAWAY
TRUSTEE ET AL
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-002-000
MARTIN DOUG & ANNA W LIFE
ESTATE
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05964-002-001
LEVEL HEADED HOLDINGS LLC
3001 SW 4TH CT
GAINESVILLE, FL 32601

05964-007-000
TFTALA LLC
3005 N MARSHALL RD
APPLETON, WI 54911

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4423

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS
ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05970-000-000
NSA PROPERTY HOLDINGS LLC
8400 E PRENTICE AVE 9TH FLOOR
GREENWOOD VILLAGE, CO 80111

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

05970-005-000
RAWLINS ARTHUR J
PO BOX 851
ELKIN, NC 28621-0851

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Assistant Director Planning
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Craig Parenteau
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4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
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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

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South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
5 OCT 2022 PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32601
02 7H
0001330450
$ 000.57⁰
OCT 04 2022

05965-000-000
ESSA JR TRUSTEE & GALLAWAY
TRUSTEE ET AL
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

MIXIE 322 7E 1 7210/31/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32601121275 *1638-09973-05-44

UTF FW

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720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
5 OCT 2022 PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32601
02 7H
0001330450
$ 000.57⁰
OCT 04 2022

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

NIXIE 322 FE 1 0011/24/22
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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1638-08174-05-44

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Eda Consultants Inc
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is of the legal clerk of the Gainesville Sun, a newspaper published at Gainesville in Alachua County, Florida; that the attached copy of advertisement, being a in the matter of in the Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

10/04/2022

and that the fees charged are legal. Affiant further says that the Gainesville Sun is a newspaper published at Gainesville, in Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said County, Florida, each and has been entered as periodicals matter at the post office in Gainesville, in Alachua County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before on 10/04/2022

Legal Clerk

Notary, State of WI, County of Brown

7/27/25

My commision expires

Publication Cost:	$239.60		
Order No:	7854841	# of Copies:	
Customer No:	533895	1	
PO #:			

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Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a development plan for a proposed automobile dealership and related uses with associated site improvements located at 13663-13719 NW US HWY 441 on Alachua County tax parcel number 05970-004-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments. The meeting will be held at 5:00 pm on Tuesday, October 18, 2022 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes
eda consultants inc.
Ph: 352-373-3541
E-mail: sreyes@edafl.com

GF-32448161

Neighborhood Meeting - Sign-in Sheet

Project: Site Plan, Parcel# 05970-004-000

Date & Time: October 18, 2022, 5:00 PM

Location: Alachua Branch Library
14913 NW 140 St., Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Donald Cruce	13623 NW US Hwy 441	352 339696	—

Neighborhood Meeting Minutes

Project: Motory Site Plan

Meeting Date & Time: October 18, 2022, 5 pm

Community Participants: Donald Cruce, 352-283-9696

Project Representatives: Clay Sweger, eda
Stephanie Sutton, eda

Meeting Minutes:

Mr. Sweger gave a brief presentation to inform the participant of the project, a proposed dealership building with parking for customers and displaying vehicles. There will also be a service building in the rear. He then opened up the floor for questions afterwards.

Q: I want progress, but also privacy. I'd like to request a 10 foot wall be built adjacent to my property.
A: We can ask the owner. Also, it is important to note that the Code requires a 6 foot tall fence along the property line and that we do not plan to remove any of the trees in the perimeter buffer area.

Q: Will the fence impact the trees along the property line?
A: We can work to place the fence through the buffer in a way as to not impact the trees to the greatest extent possible.

Q: Will the remaining space on this parcel be developed?
A: It is likely that some additional development could occur in the vacant areas of the property, but there are no plans to do so at this time.

Q: I would prefer a wall to a fence - a structure you can't see through, and the taller the better. 10-foot tall would be ideal, but 8-foot would be better than 6 feet.

Q: I am concerned about noise- will there be a loud intercom?
A: No.

Countywide Stormwater Code Affidavit of Compliance.

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Part 2. Project Location Information

Project Name: Motory Tax Parcel: 05970-004-000
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

Part 3. Stormwater Discharge Information

Watershed Name: Burnette Lake
Waterbody ID Number (WBID#): 3670

Stormwater Discharge Locations Please Check all That Apply
☐ Project Discharges Offsite as Surface Flow
☐ Project Discharges Directly to Outstanding Florida Water
☐ Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
☒ Project Infiltrates to Groundwater
☒ Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

A pre-treatment basin will provide the required water quality, Karst area treatment volume and storm attenuations for the proposed improvements. The pre-treatment basin will discharge to a larger basin, which will in turn discharge offsite to an existing depression. A large drainage area to the east of the site will be bypassed with a berm and swale.

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: Claudia Vega Date: 2/28/22

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: Claudia Vega Date: 2/28/22

CLAUDIUS VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Florida Registration Number: 51532

Suwannee River WATER MANAGEMENT DISTRICT e-Permitting

Please mail this form to:

Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

SIGNATURE DOCUMENT

Submittal Confirmation Number: 285780
Project Name: Motory
Application Number: ERP-001-242201-1

This document is signed and sealed to secure the electronic files referenced by the signature files as described by the Florida Department of Business and Professional Regulation and by the Florida Department of Agriculture and Consumer Services.

Signature File Created: Monday, Feb 28 11:02:34 EST 2022

Number Signed/Sealed Files: 2

Name: Claudia Vega

Type of Professional Registration: PE

License Number: 51532

Signature:

CLAUDIA S. VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 2/28/22

SIGNATURE FILE NAME: Civil_Plan_Set_2022_02_28.pdf
SHA-1: B5238792805FAA98107219316FCD8E8AAE137315
DESCRIPTION: Depiction Plan

SIGNATURE FILE NAME: Drainage_Design_Notes.pdf
SHA-1: BDC37866454950871E04059BF440DBAF8EF53090
DESCRIPTION: Drainage Design Notes

-- End of Signature Document --

Suwannee River Water Management District

ePermitePermitePermit

Suwannee River Water Management District

Project Information

Project Number
242201 - 2
Project Name
Motory

Sequence Type
New/Creation
Permit Type
ERP Individual
County
Alachua (Alachua)

Received
10/28/2022
Decision
Expiration

Description

Status
Pending
Recommendation
Current Process Stage
Review

Applicant
Motory Group, LLC
Owner
Motory Group, LLC
Agent

Consultant
eda consultants inc.
Wetlands
No

Reviewer(s)
Ashley Stefanik (386) 362-1001; Sara Zybell ; Leidy dos Santos ;

District Map

Google Map

Comments

Documents (10)

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	10/28/2022	405744	Application	System Generated Online …
Application	Additional Material	10/28/2022	162956	Additional Material	Sunbiz record
Application	Additional Material:2	10/28/2022	537221	Additional Material:2	Boundary Map
Application	Bound Reports	10/28/2022	44277797	Bound Reports	Drainage Design Notes
Application	Plans:3	10/28/2022	14227760	Plans:3	Civil Plan Set
Application	Signatures:2	10/28/2022	1071361	Signatures:2	Authorization for staff to ac…
Application	Deeds	10/28/2022	87173	Deeds	Deeds
Application	Plans	10/28/2022	401464	Plans	Boundary Survey

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Access: 2022-A-291-00041

Project Name: Motory Group LLC

Status: Submitted to FDOT

Substatus: Submitted to FDOT

Application Manage Permit Payment

1 2 3 4 5 6

Applicant Information

Reminder for Pre-Application Meeting

Reminder: Please contact your local FDOT Driveway Permits office for a pre-application meeting before completing this application. The Office of Maintenance will advise you on the appropriate category type for the Access application.

Applicant Details

Instructions: Please check only the following boxes that are applicable to your project. Not all roles may applicable for your application, and those should be left blank.

The Authorized Representative has a Notarized Letter of Authority from the Property Owner or a Company. The Responsible Representative / Officer is the representative for the Local Government Agency, for which FDOT may want contact information.

Is the application for an entity, company or organization?: ☑

Entity, Company, or Organization Name (populates to the application): *	Motory Group LLC
Is the application on behalf of a governmental entity?:	☐
Is there a Land Owner for the project (if not the applicant)?:	☐
Is the applicant a Lessee?:	☐
Does the applicant have a Contract to Purchase?:	☐
Is there an Authorized Representative for the project?:	☐
Is there a Responsible Representative or Officer for the project?:	☐

▲ Applicant's Information

First Name: *	SERGIO
Last Name: *	REYES
Position:	President
Company:	EDA ENGINEERS-SURVEYORS-PLANNERS, INC.
Address Line 1: *	720 SW 2nd Avenue
Address Line 2:	South Tower, Suite 300

City: *	Gainesville
State: *	Florida
Zip Code: *	32601
Phone Number: *	(352) 373-3541 ext.
Fax Number:	(352) 373-7249 ext.
Email Address: *	sreyes@edafl.com

Local Government Development Review or Approval Information

First Name:	
Last Name:	
Position:	
Local Government Agency:	
Phone Number:	(___) ___-____ ext.
Email Address:	

Professional Engineer for Signed and Sealed Plans

First Name:	Claudia

Last Name:	Vega
Position:	Director of Engineering
Company:	EDA ENGINEERS-SURVEYORS-PLANNERS, INC.
Florida License Number:	51532
Address Line 1:	720 SW 2nd Avenue
Address Line 2:	South Tower, Suite 300
City:	Gainesville
State:	Florida
Zip Code:	32601
Phone Number:	(352) 373-3541 ext.
Fax Number:	(352) 373-7249 ext.
Email Address:	cvega@edafl.com

Permittee's Maintenance of Traffic (MOT) Technician

If you currently do not have the Maintenance of Traffic Technician contact information, you will be able to enter it later before initiating work.

First Name:	
Last Name:	

Phone Number: (___) ___-____ ext.

Email Address:

Next

Withdraw

One-Stop Permitting (OSP)
Report technical problems to the Service Desk at 1-866-955-4357
For questions regarding your permit, please contact the appropriate office located on the Permit Office Locations page.
Web Policies and Notices - Accessibility Statement

Access: 2022-A-291-00041

Project Name: Motory Group LLC

Status: Submitted to FDOT

Substatus: Submitted to FDOT

Application Manage Permit Payment

Important Notices

Request Application Revision

FDOT Permit Coordinator

User	Email	Phone	Assignment

Permit Status History

Hide Comments and Attachments

Status	Substatus	User	Actual Date/Time	Effective Date
Saved	Saved	SERGIO REYES	11/14/22 10:00 AM	11/14/2022
Saved	Pending Payment	SERGIO REYES	11/14/22 10:49 AM	11/14/2022

Status	Substatus	User	Actual Date/Time	Effective Date
Submitted to FDOT	Submitted to FDOT	SERGIO REYES	11/14/22 11:47 AM	11/14/2022

Additional Contacts for the Applicant and the Engineer of Record

	Contact Name	Position / Title	FDOT Office	Phone Number	Email Address

Transfer Application to Another ISA User

This section allows you to transfer this application to another system ISA user, so that they may manage the application. In order to transfer the application, the other individual must first create an ISA account to access One-Stop Permitting. Once you are sure they have created an ISA, please type the name (not the email address) of the individual in the auto-complete search field below. Once you have found the correct individual, select them, and transfer the application to them.

NOTE: The original applicant will no longer be able to view or to manage this application after the transfer to another user. The original applicant will not be able to search for it or review the work he/she previously performed on it. If the original applicant needs to retain any records of this application, please download and save any needed documents before the transfer. The new ISA applicant will be able to view all the work the original applicant performed so far, and will be able to electronically manage the application in cooperation with FDOT.

Select "View History" below to see all the transfers between ISA users that has occurred for this permit.

Transfer this application to the following individual:

Clear

View History

Transfer Application

Withdraw

One-Stop Permitting (OSP)

Report technical problems to the Service Desk at 1-866-955-4357

For questions regarding your permit, please contact the appropriate office located on the Permit Office Locations page.

Web Policies and Notices - Accessibility Statement

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	$1,002.00
Total Amount Paid	$1,002.00

Customer Information

Customer Name Joe White
Local Reference ID 00017935
Receipt Date 11/14/2022
Receipt Time 11:47 AM ((UTC-05:00) Eastern Time (US & Canada))

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number *4324
Order ID 25194690
Billing Name Seth Hastings

Account Holder Information

Billing Address 222 WEST WADE STREET
Billing City, State TRENTON,FL
ZIP/Postal Code 32693
Country US
Phone Number 352463393917
This receipt has been emailed to the address below.
Email Address jwhite@gray-construction.com (mailto:cody.raffensperger@gmail.com)

Close

Rule 14-96, F.A.C.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

RECEIPT OF CONNECTION APPLICATION AND FEE (OR WAIVER OF FEE)

850-040-16
SYSTEMS PLANNING
06/17

IMPORTANT NOTE: Even though your application has been accepted, it may not be complete. We will contact you if more information is needed.

(1) APPLICATION NUMBER: 2022-A-291-00041

APPLICANT:

(2) Name/Address: SERGIO REYES
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601

(3) Project Name: _____

(4) Fee

	VEHICLES PER DAY	FEE
☐ Category A	1-20	$50.00
☐ Category B	21-600	$250.00
☑ Category C	601-1,200	$1,000.00
☐ Category D	1,201-4,000	$2,000.00
☐ Category E	4,001-10,000	$3,000.00
☐ Category F	10,001-30,000	$4,000.00
☐ Category G	30,001 +	$5,000.00
☐ Temporary		$250.00
☐ Safety		NO FEE
☐ Government Entity		NO FEE

(5) Application Fee Collected $ 1000.0

Payment Type:

- ☐ Money Order
- ☐ Check (check number _____)
- ☐ Cash
- ☑ Credit Card (online only)

(6) Fee Collected By

Name One-Stop Permitting

Signature One-Stop Permitting

Date 11/14/2022 District _____ Unit _____

(7) Receipt Given Back to Applicant Via

☐ Hand Delivery ☐ Mail ☐ Courier Service ☐ Other ☑ Electronically

Applicant (or Agent) Signature (if available) SERGIO REYES

This form bears your application number and serves as your receipt.

(8) If fee is waived, give justification below or on separate sheet.

FOR AGENCY USE ONLY – ATTACH COPY OF CHECK ON THE NEXT PAGE

Make Checks payable to: State of Florida Department of Transportation

LEGAL DESCRIPTION

For: Tax Parcel 05970-004-000

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 03°33'57" EAST, 26.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1430.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 591.18 FEET; THENCE RUN SOUTH 03°02'43" EAST, 1151.12 FEET, THENCE RUN NORTH 64°10'00" WEST, 295.00 FEET; THENCE RUN SOUTH 03°02'43" EAST, 295.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S HIGHWAY NO. 441); THENCE RUN NORTH 64°10'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 371.33 FEET; THENCE RUN NORTH 03°02'43" WEST, 1219.47 TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA.

R 16-50
DS 4375.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3348102 2 PG(S)
June 28, 2021 11:37:43 AM
Book 4905 Page 701
J.K. JESS IRBY, ESQ Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,375.00

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FL 34470

WARRANTY DEED

THIS INDENTURE, made this 25th day of June, 2021, between **ENVISION SEVEN LIMITED LIABILITY COMPANY, a Florida limited liability company**, whose address is 3230 SW 33rd Road, Ocala, FL 34474, herein referred to as Grantor and **MOTORY GROUP LLC, a Florida limited liability company**, whose mailing address is 13723 NW US Highway 441, Alachua, FL 32615, herein referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successor's and assigns forever, the following-described land situate, lying and being in ALACHUA County, Florida, viz.

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 03 DEGREES 33'57" EAST, 26.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 83 DEGREES 46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1430.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 83 DEGREES 46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 591.18 FEET; THENCE RUN SOUTH 03 DEGREES 02'43" EAST, 1151.12 FEET, THENCE RUN NORTH 64 DEGREES 10'00" WEST, 295.00 FEET; THENCE RUN SOUTH 03 DEGREES 02'43" EAST, 295.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S HIGHWAY NO. 441); THENCE RUN NORTH 64 DEGREES 10'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 371.33 FEET; THENCE RUN NORTH 03 DEGREES 02'43" WEST, 1219.47 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA.

Parcel ID No.: 05970-004-000

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Printed Name: Kamal Hamed

Printed Name: PATRICIA CASTER

Envision Seven Limited Liability Company

BY: _____
Latif Hamed
Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or ____ Online Notarization this 25 day of June, 2021, by **Latif Hamed the Manager of Envision Seven Limited Liability Company, a Florida limited liability company**, who is personally known to me or produced _____ as identification.

Notary Public
My Commission Expires:

PATRICIA K. COSTELLO-LASTER
MY COMMISSION # GG 344926
EXPIRES: October 14, 2023
Bonded Thru Notary Public Underwriters

Real Estate Account #05970 004 000

Owner:
MOTORY GROUP LLC

Situs:
13663 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2022** for **$11,003.77**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $11,003.77	11/22/2022	**Receipt** #22-0031446	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $2,385.01	11/22/2021	**Receipt** #21-0034968	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,389.58	11/24/2020	**Receipt** #20-0035189	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,449.17	11/13/2019	**Receipt** #19-0015931	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,388.23	11/30/2018	**Receipt** #18-0046381	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,447.57	11/29/2017	**Receipt** #17-0038942	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,488.98	01/19/2017	**Receipt** #16-0085077	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,514.80	11/30/2015	**Receipt** #15-0046681	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,473.57	11/30/2014	**Receipt** #14-0038935	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,451.76	12/02/2013	**Receipt** #13-0044991	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,446.31	11/30/2012	**Receipt** #12-0042663	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,504.76	11/30/2011	**Receipt** #2011-3016658	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,507.78	11/29/2010	**Receipt** #2010-3013166	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $2,530.43	11/25/2009	**Receipt** #2009-9010262	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $2,297.84	11/26/2008	**Receipt** #2008-9013444	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,311.16	11/30/2007	**Receipt** #2007-9027759	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $3,918.25	11/30/2006	**Receipt** #2006-9088848	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $988.78	11/28/2005	**Receipt** #2005-9048905	Print (PDF)
2004					
2004 Installment Bill #4	$0.00	**Paid** $268.82	03/31/2005	**Receipt** #2004-4027300	Print (PDF)
2004 Installment Bill #3	$0.00	**Paid** $260.78	12/07/2004	**Receipt** #2004-4012957	Print (PDF)
2004 Installment Bill #2	$0.00	**Paid** $200.41	09/30/2004	**Receipt** #2003-3088116	Print (PDF)
2004 Installment Bill #1	$0.00	**Paid** $197.26	06/30/2004	**Receipt** #2003-3081612	Print (PDF)
		Paid $927.27			
2003					
2003 Installment Bill #4	$0.00	**Paid** $108.16	03/31/2004	**Receipt** #2003-3072074	Print (PDF)
2003 Installment Bill #3	$0.00	**Paid** $104.92	12/03/2003	**Receipt** #2003-3046444	Print (PDF)
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS		ACTION
2003 Installment Bill #2 ⓘ	$0.00	**Paid** $297.50	09/30/2003	**Receipt** #2002-0287132	Print (PDF)
2003 Installment Bill #1 ⓘ	$0.00	**Paid** $292.83	06/27/2003	**Receipt** #2002-0278406	Print (PDF)
		Paid $803.41			
2002 ⓘ					
2002 Installment Bill #4 ⓘ	$0.00	**Paid**			Print (PDF)
Refund		**Processed** $183.02	09/29/2003	**To** CRUCE H E & CHARLOTTE	
2002 Installment Bill #3 ⓘ	$0.00	**Paid**			Print (PDF)
Refund		**Processed** $177.53	09/29/2003	**To** CRUCE H E & CHARLOTTE	
2002 Installment Bill #2 ⓘ	$0.00	**Paid** $420.21	09/05/2002	**Receipt** #2001-0181128	Print (PDF)
Refund		**Processed** $142.03	09/29/2003	**To** CRUCE H E & CHARLOTTE	
2002 Installment Bill #1 ⓘ	$0.00	**Paid** $413.61	07/01/2002	**Receipt** #2001-0177770	Print (PDF)
		Paid $833.82			
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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GARDCO by signify

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[19] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[19] 1050 mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:
HIS-32-H [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Footnotes

20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-ECF-RAM-G2-BZ	912401466486
RS-ECF-RAM-G2-BK	912401466484
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

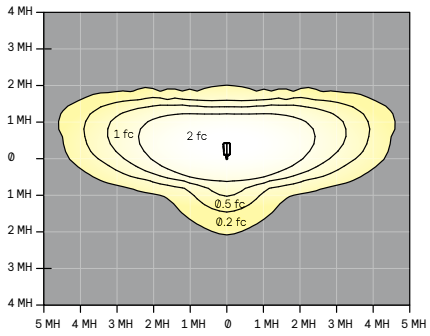
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

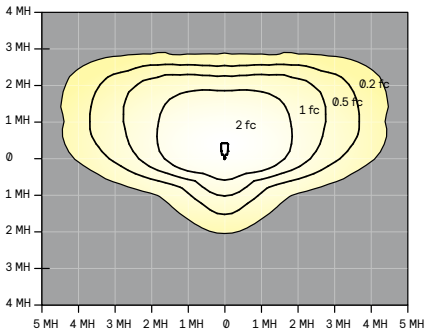
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



Type 2



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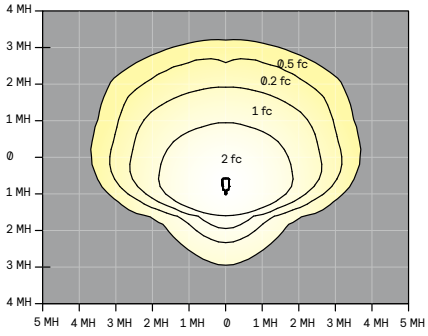

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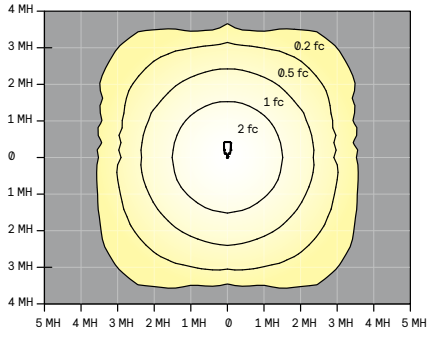
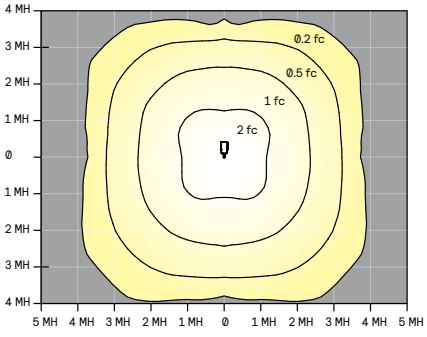
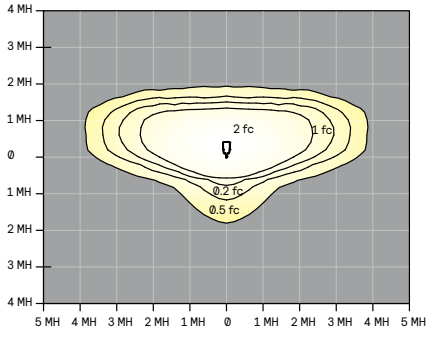


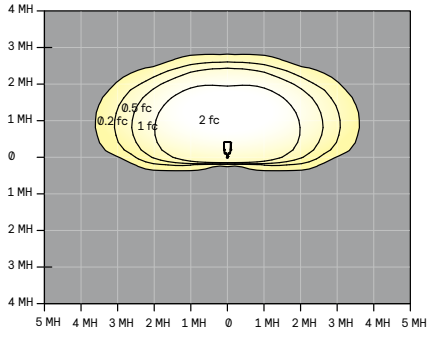
Type 5



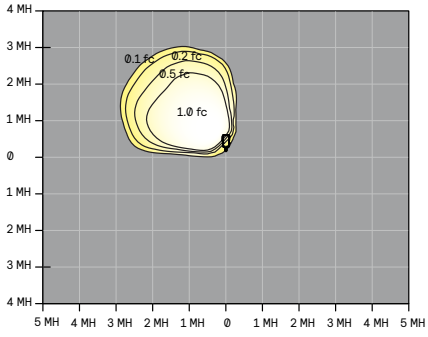
Type 5W



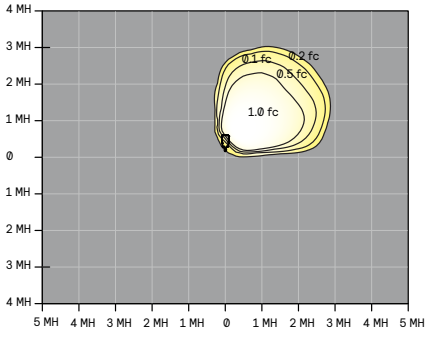
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

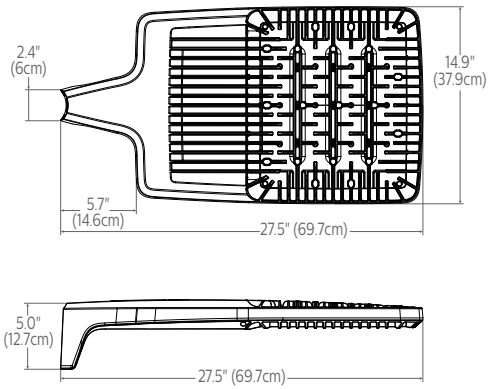
ECF-S EcoForm small

Area luminaire

Dimensions

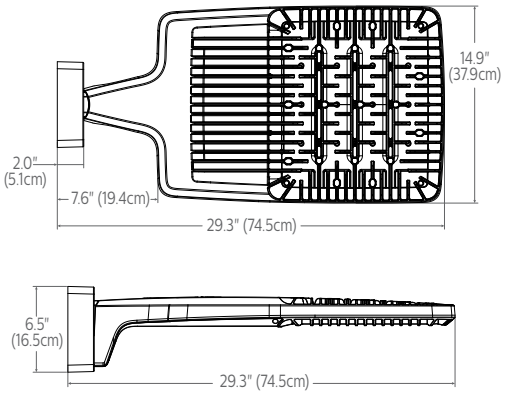
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



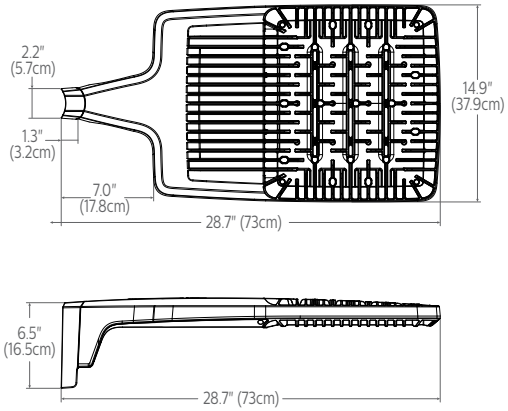
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



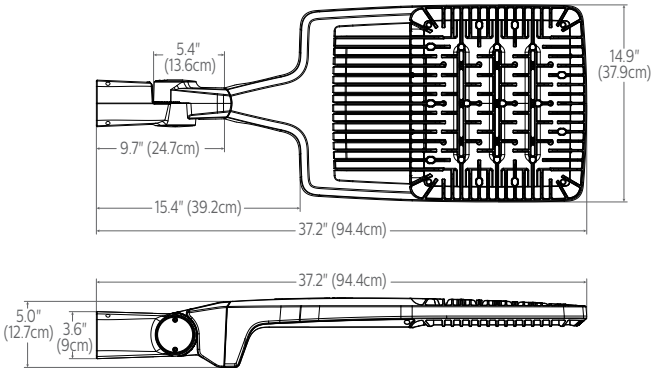
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

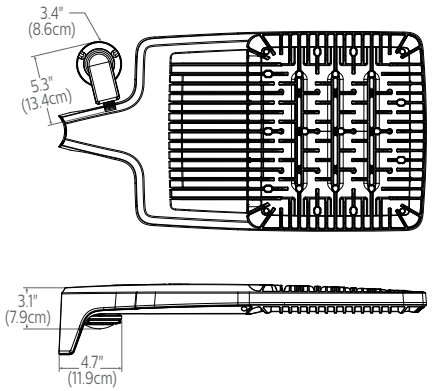


Slip fitter (**SF**)

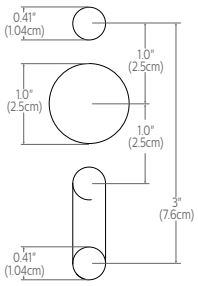
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



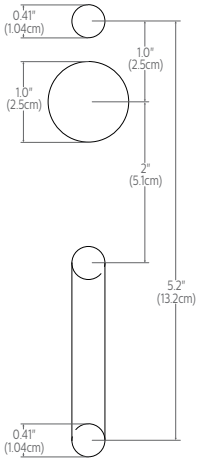
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



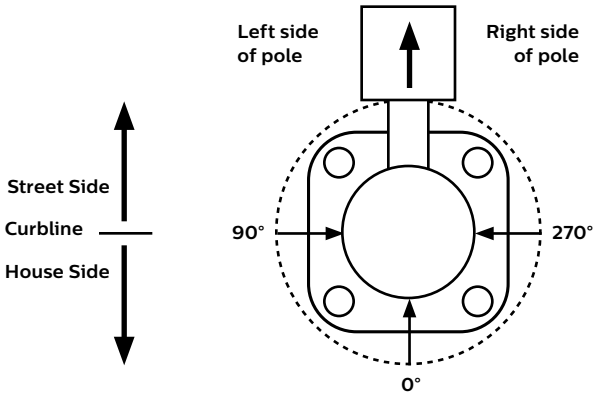
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

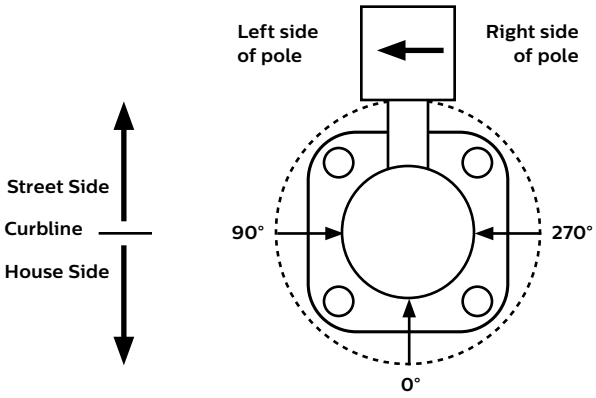
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

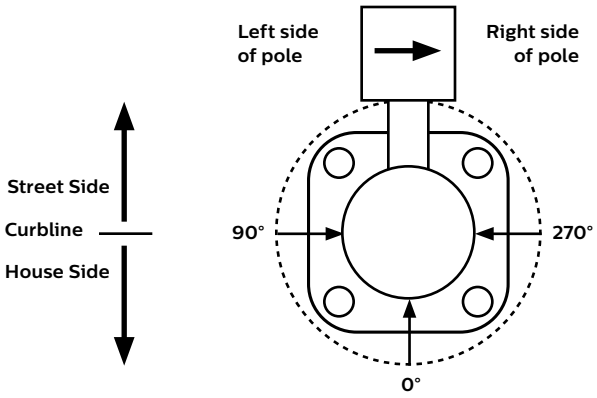
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

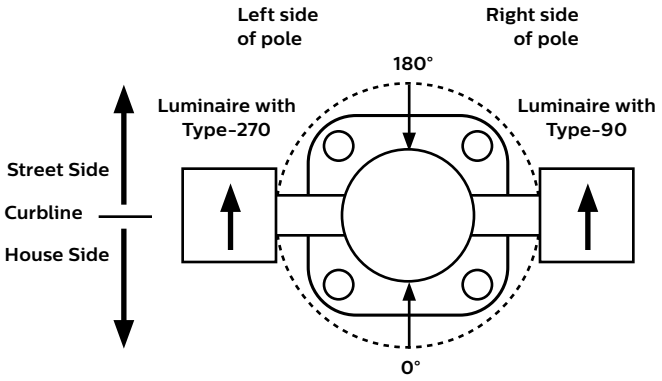
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

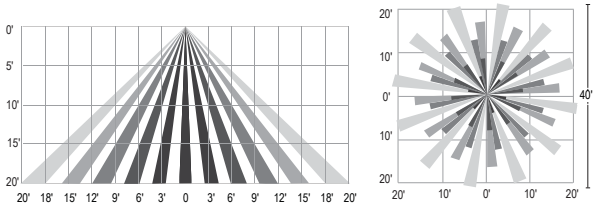
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

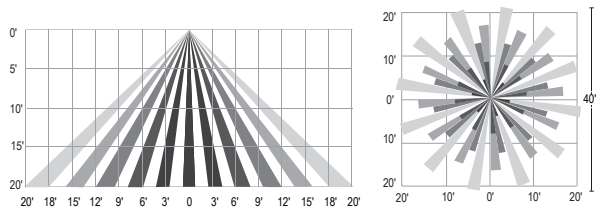
ECF-S EcoForm small

Area luminaire

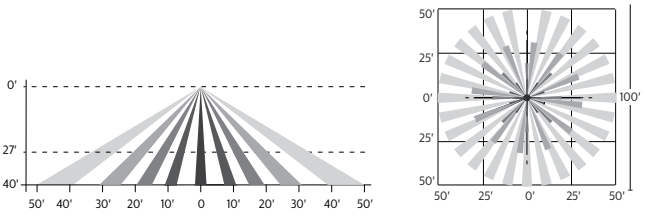
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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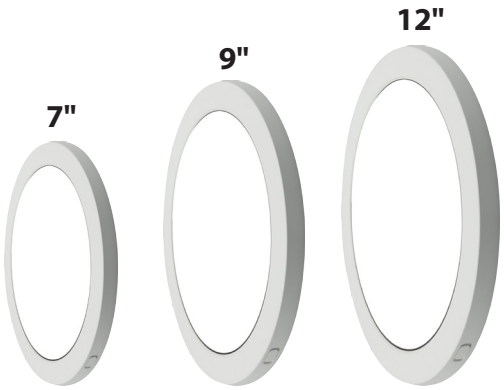
Project: Motory Fixture Type:C

SKU#: _____ PROJECT NAME: _____ DATE: _____

TRULY GREEN SOLUTIONS

ThinTek™ Mini R Edge Lit Downlight



120~277VAC/0-10V Dimming

DESCRIPTION

The ThinTek™ Mini R low profile surface mounted downlight is an ideal solution for ceiling or surface mount applications. This 0.6" ultra-slim luminaire is the thinnest available option with an integral driver for existing junction boxes, can lights, or new construction applications.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Basement remodels, Kitchens and Hallways.

ThinTek™ Mini R

7", 12W (1,000 lm)
9", 18W (1,530 lm)
12", 24W (2,160 lm)

Projected L70: 60,000+ hours
0-10V Dimming

FEATURES

Construction
Injection molded PC housing, white thin profile and lightweight design. It comes in three optional trim pieces that are easily installed: Chrome, Satin Nickel, Matte Black. Trim pieces are attached using integral magnets.

Optical System
Glare controlling lens for comfortable light distribution. Provides a 110° beam angle.

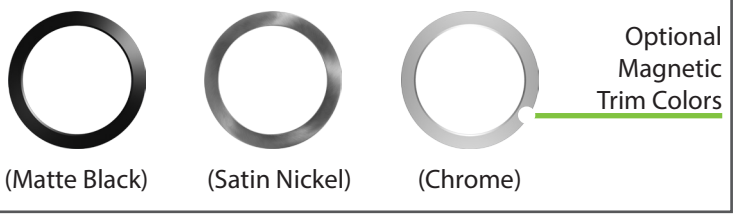
Warranty
36,000 Hours warranty.
See warranty documentation for more information.

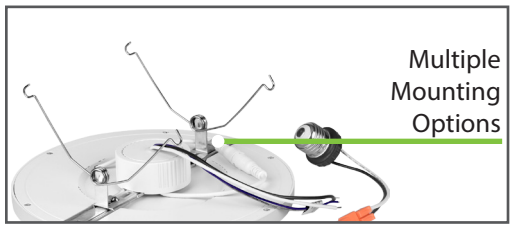
Electrical
Integrated driver with short circuit protection.
Input voltage: 120-277VAC

Installation/ Mounting
Surface Mounting: 4" J-box, Octagon J-box, and Pan J-box.
Recessed Clip Mounting: Friction Clip Mount (4" Housing) or Torsion Clip Mount (5/6" Recessed Housing). Multiple Color Trims Available.

Controls/Dimming
0-10V Dimming

120-277VAC
0-10V Dimming
Thin Profile
90+ CRI
Damp Location





Ordering Information

EXAMPLE: 880712-R-TM-30-U-D

LED Panel	Size/Wattage	Shape/Type	Series	CCT	Input Voltage	Dimming	CRI
88	0712 - 7 in/12W 0918 - 9 in/18W 1224 - 12 in/24W	R - Round	TM - ThinTek™ Mini	30 - 3000K 40 - 4000K 50 - 5000K	U - 120-277VAC	D - 0-10V Dimmng	90CRI (Standard)

Trim Option		Mounting Option
Example: 8805-R-BL		88-FC (4inch Friction Clip Retrofit Kit)
Size	Trim Finish	88-TC-R (5/6 Torsion Clip Retrofit Kit)
8805-R (5inch) 8807-R (7inch) 8809-R (9inch) 8812-R (12inch)	BL (Matte Black) SN (Satin Nickel) CH (Chrome)	

Specifications and Dimensions subject to change without notice.

Optional Trim and Mounting Options are purchased separately.

***MOQ and longer lead times may apply, please contact customer service for more information.**

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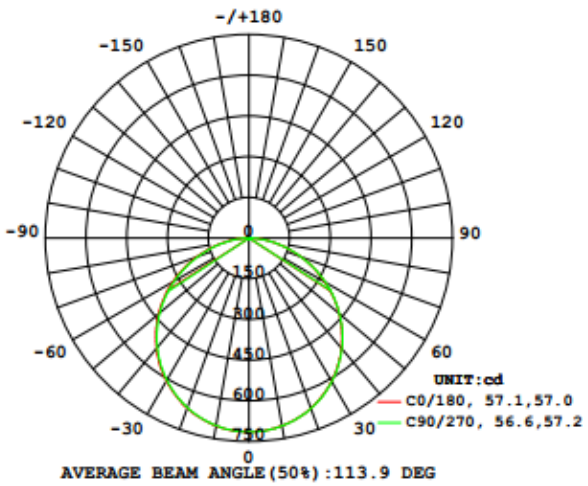
Performance Information

Input Voltage	120-277VAC
Input Frequency	50/60Hz
Wattage	See Performance Table
Delivered Lumens	See Performance Table
Efficacy	See Performance Table
CRI	>90
Available CCT	3000K, 3500K, 4000K, 5000K
Projected L70	60,000+ hours
Power Factor	>0.9
THD	<20%
Dimming	0-10V Dimming
Operating Temp.	-4°~104°F

Photometric Data

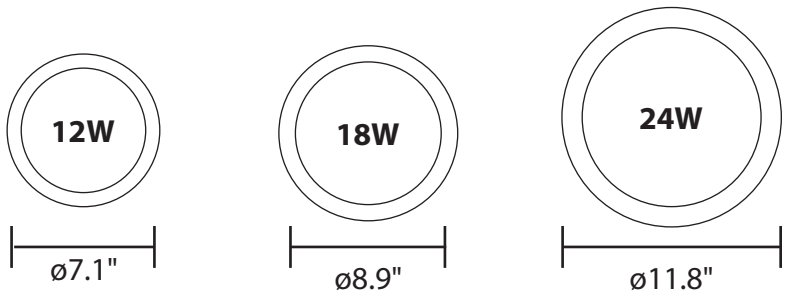
*IES Available Upon Request



Performance Table

		5000K	
SKU	Wattage (W)	Delivered Lumens (lm)	Efficacy (lm/W)
880712-R-TM-50-U-D	12	1000	83
880918-R-TM-50-U-D	18	1530	85
881224-R-TM-50-U-D	24	2160	90

Product Dimensions

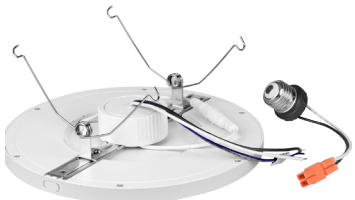


Driver Dimensions

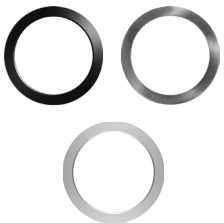
Installation Kits and Accessories

Surface Mount Kit (Included)

Friction Clip Kit
(For 4" Recess Housing)
Housing Not Included
88-FC



Torsion Clip Kit
(For 6" Recess Housing)
Housing Not Included
88-TC-R



Trims
(Matte Black, Satin Nickel, Chrome)

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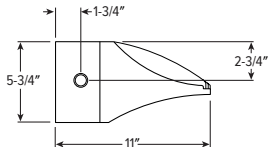
Project: Motory

Fixture Type:W

WPCS LED Full Cutoff Wall Pack – Small



CATALOG #: _____

TYPE: _____

PROJECT: _____

FEATURES

- Full cutoff wall luminaire places light where it's needed with minimal glare
- Energy-saving alternative to traditional HID fixtures
- Provides effective security lighting
- 12′ – 25′ mounting heights
- Optional energy-saving photocells and occupancy sensor available
- Includes easy-hang wall mounting bracket with built-in level for simplified installation
- Maximize energy savings with efficacies as high as 122 lm/W

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure. Nickel-plated stainless steel hardware.
- THERMAL – Integral heat sink. Operating temperature -40°C to 50°C.
- OPTICAL – Full cutoff front frame. Type IV wide forward throw distribution.
- LENS – Clear one-piece molded polycarbonate lens.
- LED DRIVER – 0-10V integral dimming driver.
- ELECTRICAL – 120-277V input range; 50-60Hz; power factor >0.90; THD<20%. 6kV standard surge protection. L70 = 646,000 hours at 25°C.
- FINISH – Textured bronze powder coat over a chromate conversion coating.
- MOUNTING – Surface mounts directly over a 4″ recessed outlet box.
- LISTINGS – CSA listed for wet locations, ANSI/UL 1598, 8750; IP66 sealed LED compartment.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: WPCS - L30/840 - BZ - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	LUMENS [1]	CRI	CCT	FINISH
WPCS	**L30** 3,000lm	**8** 80	**40** 4000K	**BZ** Bronze
	L44 4,400lm		**50** 5000K	
	L90 9,000lm			

OPTIONS [2]	
SF	Single fuse
DF	Double fuse
SP10	10kV surge protection [3]
R3	3-Pin twist lock photocell receptacle
R7	7-pin twist lock photocell receptacle [4]
PC	Photocell, 120-277V
OCC-S23	Internal microwave occupancy sensor with dimming [5]
EM/6W	6-watt emergency battery [6]
AT	Aluminum trim plate [7]

DRIVER	VOLTAGE
DIM Dimming driver [8]	**UNV** 120-277V

NOTES

1. Lumen output based on 4000 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
2. Fixtures ordered with factory-installed photocell or motion sensor controls are internally wired for switching and/or 1-10V dimming within the housing.
3. In addition to 6kV standard surge protection, total of 16kV.
4. ANSI C136.41-2013
5. 120-277V only, 50/60Hz.
6. 90 minutes emergency operation; ambient operating temperature range: 10°C to 50°C. L30 and L44 only
7. Ordered and shipped separately, field installed. For use in retrofit applications. Bronze powder coat finish.
8. Prewired for 0-10V low voltage applications

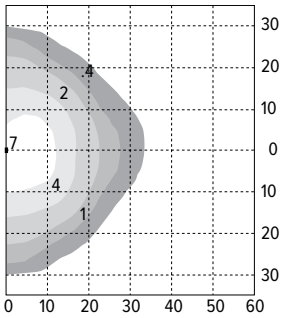
WPCS LED Full Cutoff Wall Pack – Small

FIXTURE PERFORMANCE DATA

	COLOR TEMPERATURE	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L30	4000	3147	28	112.4
	5000	3420		122.1
L44	4000	4454	42	106.0
	5000	4599		109.5
L90	4000	9155	84	109.0
	5000	9267		110.3

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is average for 120V through 277V input.
- Results based on 4000K, 80 CRI, actual lumens may vary +/-5%

FOOTCANDLE DISTRIBUTIONS



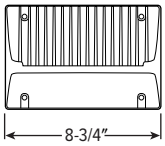
Footcandle calculations based on standard building reflectance of .10 with a ground reflectance of .0 and a light loss factor of .90.

Fixture installed at 10′ mounting height.

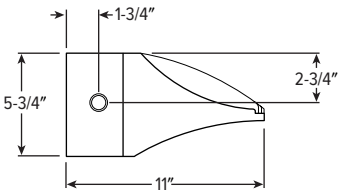
- Efficacy: 106 lm/W
- Flux: 4454 lm
- CRI: 80
- CCT: 4000K
- BUG Ratings: B1-U0-G1

FIXTURE DETAILS

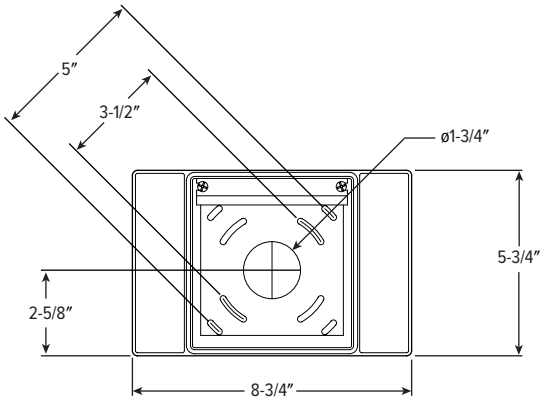
FRONT VIEW



SIDE VIEW



BACK VIEW

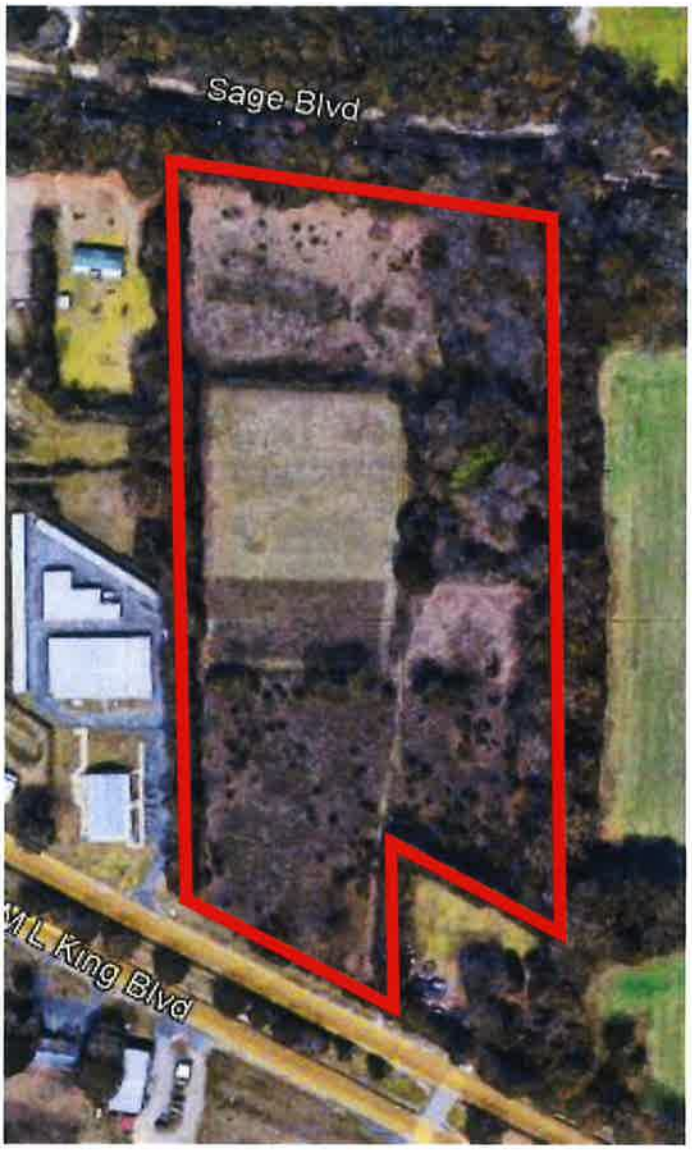


eda consultants inc.

DRAINAGE DESIGN NOTES

for

Motory



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
Quentin Humeau, EI

Submitted to:
City of Alachua
Suwannee River Water Management District

Submitted:
February 13, 2023

eda consultants inc.

DRAINAGE DESIGN NOTES

Prepared for

Motory

Professional Engineer of Record:

CLAUDIA S. VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/16/23

Claudia Vega, PE
Cert. No. 51532

TABLE OF CONTENTS

Contents

Executive Summary

Introduction

Design Criteria

Site Characteristics

Drainage Analysis

Attachments

Attachment A	Geotechnical Report by ECS Florida, LLC
Attachment B	Aerial Photograph
Attachment C	Pre- and Post-Development Drainage Maps
Attachment D	Soils Map
Attachment E	Quad Map
Attachment F	Pre- and Post-Development ICPR Model
Attachment G	WQTV Recovery Analysis
Attachment H	Time of Concentration Calculations
Attachment I	Pipe Calculations

EXECUTIVE SUMMARY

The Motory project proposes the construction of an automobile dealership and service and repair building with associated drainage and utility improvements. A new dry retention basin and a pre-treatment basin are proposed to serve the proposed improvements.

The proposed dry retention basin, Basin 2, is located north of the project area. Basin 2 will provide the required attenuation of the 100-YR critical storm events including the 240-HR(10 day) such that the post-development discharge rate is less than the pre-development discharge rate, as required by Suwannee River Water Management District (SRWMD) and the City of Alachua (CoA).

The proposed pre-treatment basin, Basin 1, is located on the West side of the project area and Southwest of the proposed Basin 2. Basin 1 provides the required water quality and Karst area treatment volume and storm attenuation for the proposed improvements as required by the SRWMD and CoA.

Basin 1 discharges into Basin 2, which in turns discharges West to an existing depression.

INTRODUCTION

Motory proposes the construction of an automobile dealership and service and repair building with associated drainage and utility improvements. A new dry retention pond and a pre-treatment basin are proposed to serve the proposed improvements.

The proposed project is located in the City of Alachua on a portion of tax parcel 05970-004-000. The address of the project site is 13663 NW US HWY 441 Alachua, FL 32615 and the Section, Township, and Range of the project are S19, T8S, R19E. Figure 1 - Tax Parcel Map by Alachua County Property Appraiser shows the tax parcel. Figure 2, on the next page, shows an Aerial of the project site.

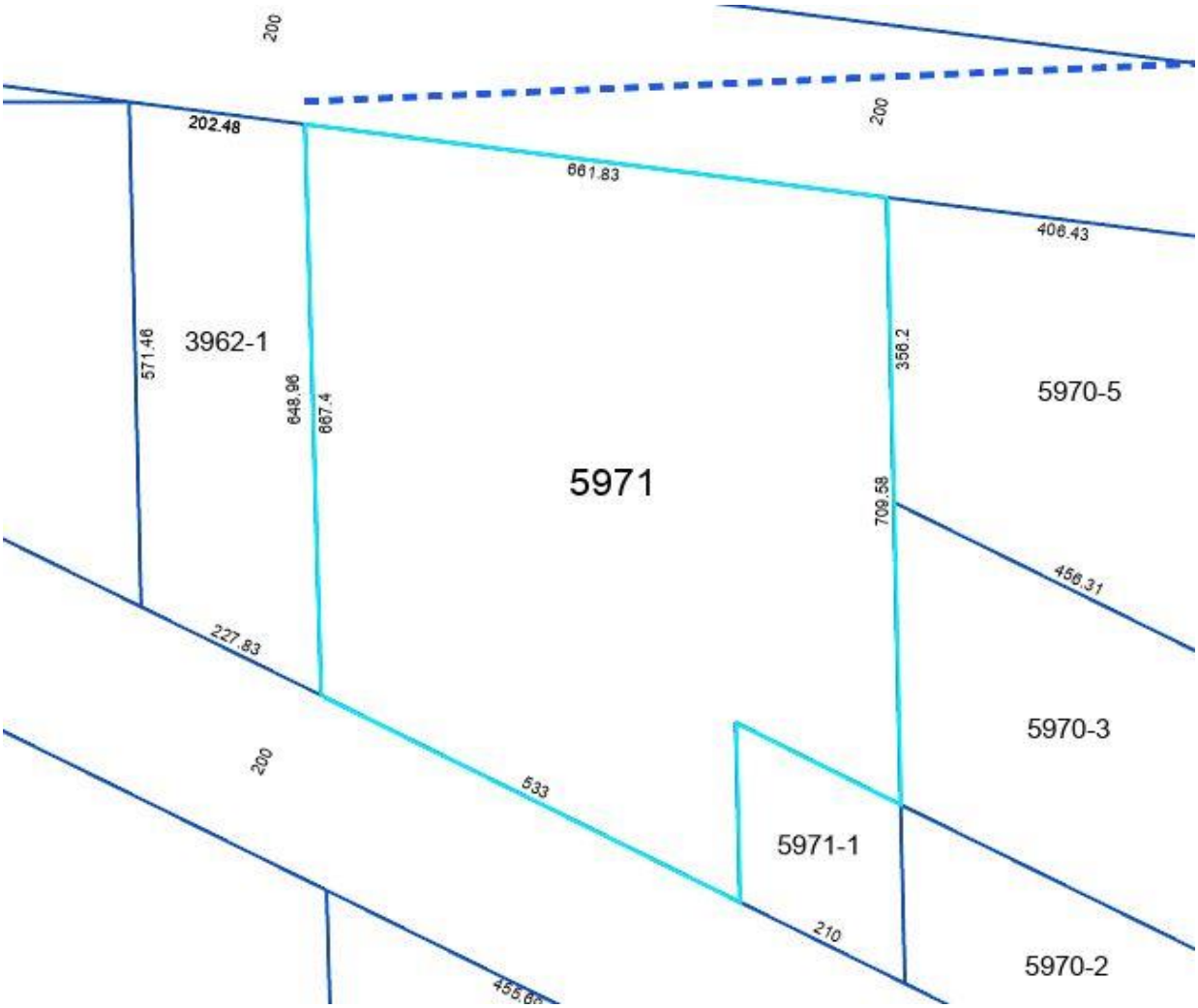


Figure 1 - Tax Parcel Map from Alachua County Property Appraiser

Figure 2 - Aerial of Project Site

DRAINAGE DESIGN NOTES

I. PROJECT NAME

Motory
13663 NW US HWY 441

II. PROJECT LOCATION

County: Alachua
Section: 19 Township: 8 South Range: 19 East

III. GENERAL PROJECT INFORMATION

1. The proposed development consists of an automobile dealership and service and repair building with associated drainage and utility improvements.

IV. DRAINAGE AND DESIGN CRITERIA

1. Suwannee River Water Management District (SRWMD):
   Meet requirements of 40B-400

2. City of Alachua Unified Land Development Code:
   Meet requirements of Engineering Design Manual

V. SITE SOILS INFORMATION

ECS Florida, LLC conducted a subsurface investigation on the site and summarized their findings in the report No. 35:32422 dated January 18, 2022. A copy of the report is provided in Attachment A.

VI. EXISTING SITE CONDITIONS

The existing site is primarily undeveloped with one existing home to be demolished. The undeveloped portion is either lightly wooded or poorly maintained agricultural fields.

VII. DRAINAGE DESCRIPTION

1. Pre-development Conditions
   The site has a topography ranging from an elevation of 103 ft to 84 ft

2. Post-development Conditions
   The proposed stormwater conveyance system consists of one dry retention basin and one pre-treatment basin (required due to Karst Area present on site) that will provide water quality treatment , recovery, and attenuation as required by the Suwannee River Water Management District and Alachua County, Florida. The pre-treatment (Basin 1) will discharge to Basin 2, which will in turn discharge West at a rate lower or equal to pre-development conditions.

   Pre and Post-development conditions have been met as required by the Suwannee River Water Management District and Alachua County, Florida.

VIII DRAINAGE DESIGN

1) PRE DEVELOPMENT DRAINAGE AREAS

Pre-Development Area 1	Area (sf)	Area (Acres)	Curve CN
Existing Impervious	1,705	0.04	98.0
Open (89.1% A Soils)	505,233	11.60	39.0
Open (10.9% B Soils)	61,807	1.42	61.0
TOTALS	**568,745**	**13.06**	**41.57**

Pre-Development Area 2	Area (sf)	Area (Acres)	Curve CN
Existing Impervious	0	0.00	98.0
Open (91.3% A Soils)	1,533,181	35.20	39.0
Open (8.7% B Soils)	146,097	3.35	61.0
TOTALS	**1,679,278**	**38.55**	**40.91**

2) POST DEVELOPMENT DRAINAGE AREAS

Post Development Area 1	Area (sf)	Area (Acres)	Curve CN
Proposed Impervious	86,634	1.99	98.0
Existing Impervious	1,075	0.02	98.0
Basin 1	27,574	0.63	100.0
Open (100% A Soils)	230,136	5.28	39.0
TOTALS	**345,419**	**7.93**	**58.85**

DCIA % = 86,634/345,419 = 25.08%

Post Development Area 2	Area (sf)	Area (Acres)	Curve CN
Proposed Impervious	44,849	1.03	98.0
Basin 2	54,713	1.26	100.0
Open (100% A Soils)	20,228	0.46	39.0
TOTALS	**119,790**	**2.75**	**88.95**

DCIA % = 44,849/119,790 = 37.44%

Post Development Area 3	Area (sf)	Area (Acres)	Curve CN
Proposed Impervious	0	0.00	98.0
Basin	0	0.00	100.0
Open (89.1% A Soils)	1,588,185	36.46	39.0
Open (10.9% B Soils)	194,290	4.46	61.0
TOTALS	**1,782,475**	**40.92**	**41.40**

DCIA % = 0/1,782,475 = 0%

3) BASIN STORAGE DATA

Basin 1 (Pre-treatment)

Stage (MSL)	Area (SF)	Area (ac)	Volume (CF)	Vol. V1 (AC-FT)	
87.50	20,621	0.473	0	0.000	
88.00	21,961	0.504	10,646	0.244	
88.15	23,195	0.532	14,032	0.322	*WQTV*
89.00	24,717	0.567	34,395	0.790	*Freeboard*
90.00	27,574	0.633	60,540	1.390	

Basin 2

Stage (MSL)	Area (SF)	Area (ac)	Volume (CF)	Vol. V1 (AC-FT)	
83.00	34,367	0.789	0	0.000	
84.00	38,235	0.878	36,301	0.833	
84.19	38,981	0.895	43,642	1.002	*WQTV 1*
85.00	42,204	0.969	76,521	1.757	
85.03	42,324	0.972	77,790	1.786	*WQTV 2*
86.00	46,273	1.062	120,759	2.772	
86.76	49,433	1.135	157,160	3.608	*Freeboard*
87.00	50,443	1.158	169,117	3.882	
88.00	54,713	1.256	221,695	5.089	

4) WATER QUALITY TREATMENT VOLUME

The basin provide water quality treatment volume per SRWMD and the City of Alachua criteria for dry retention basins. This criteria includes two thresholds, whichever of the two is greater:

Volume V1 = 2.00 inches of rainfall over the total area
Volume V2 = 1.25 inches over the impervious area plus
0.50 inches over the total area

Drainage Area	Volume V1 (c.f.)	Volume V2 (c.f.)	Treat. Vol Required	Treat. Vol Provided
DA-1	57,570	37,809	57,570	57,674
DA-2	19,965	14,654	19,965	20,116
TOTAL	**77,535**	**52,464**	**77,535**	**77,790**

5) PRE-TREATMENT SIZING

Projects using retention BMPs within Sensitive Karst Areas are required to treat the first inch of runoff from the project area with one or more low impact design techniques separate from the dry retention basin(s)

Requirement = 1.00 inch over the total disturbed (non stormwater) project area

The pre treatment is provided by the Pre-Treament Basin

Drainage Area	Karst Area (sf)	Volume Required (cf)	Volume Provided (cf)
DA-1	146,219	12,185	14,032
TOTAL	**146,219**	**12,185**	**14,032**

6) SUBSURFACE INVESTIGATION INFORMATION

Based on the Soils Report No. 35:32422, dated January 18th, 2022, prepared by ECS Florida, LLC. the recommendations of the soil characteristics are summarized below:

Soil Report No. 1870988		
Soil Boring	A-1 thu A-8	A-1 thu A-8
Basin	Basin 1 & 2	Basin 1 & 2
Average Ground El.	86.00	91.00
Depth Confined layer (ft)	11.00	11.00
Confining Layer El.	75.00	80.00
Depth of groundwater (ft)	11.00	11.00
Groundwater El.	75.00	80.00
Vertical (ft/d)	7.50	7.50
Safety factor	2.00	2.00
Veritcal Infiltration rate (ft/d)	3.75	3.75
Horizontal (ft/d)	11.50	11.50
Safety factor	2.00	2.00
Horizontal infiltration rate (ft/d)	5.75	5.75
Fillable porosity (%)	20.00	20.00

7) STRUCTURE INFORMATION

The stormwater management facilities will have structures for discharge as follows:

CONTROL STRUCTURE BASIN 1	OVERFLOW	EMERGENCY
Weir Elevation (MSL)	88.15	89.15
Weir Depth (in)	22.20	10.20
Weir Width (in)	36.00	60.00

CONTROL STRUCTURE BASIN 2	WEIR	EMERGENCY
Weir Elevation (MSL)	86.65	87.25
Weir Depth (in)	16.20	9.00
Weir Width (in)	120.00	60.00

8) RECOVERY OF TREATMENT VOLUME FOR DRY RETENTION SYSTEM

The criteria for the recovery of the system is the recovery of the required water quality volume within 72 hours following the critical storm event; one half of the total volume withink 7 days following the end of the 100-year storm, and the total recovery of the 100-year storm within 30 days following the storm event.

WQTV	
Basin 1 WQTV (ac-ft):	0.322
Recovery Time (hrs):	4.50
Basin 2 WQTV (ac-ft):	1.786
Recovery Time (hrs):	20.00

Half-volume Recovery 100YR-001HR	
Basin 1 Max Stage:	88.93
Basin 1 Half Stage:	88.25
Recovery Time (days):	0.06
Basin 2 Max Stage:	84.20
Basin 2 Half Stage:	83.62
Recovery Time (days):	0.20

Total Recovery 100YR-001HR	
Basin 1 Max Stage:	88.93
Recovery Time (days):	0.26
30 Day Stage:	87.50
Basin 2 Max Stage:	84.20
Recovery Time (days):	0.36
30 Day Stage:	83.00

Half-volume Recovery 100YR-002HR	
Basin 1 Max Stage:	88.89
Basin 1 Half Stage:	88.22
Recovery Time (days):	0.06
Basin 2 Max Stage:	84.55
Basin 2 Half Stage:	83.80
Recovery Time (days):	0.24

Total Recovery 100YR-002HR	
Basin 1 Max Stage:	88.89
Recovery Time (days):	0.25
30 Day Stage:	87.50
Basin 2 Max Stage:	84.55
Recovery Time (days):	0.69
30 Day Stage:	83.00

Half-volume Recovery 100YR-004HR	
Basin 1 Max Stage:	88.95
Basin 1 Half Stage:	88.26
Recovery Time (days):	0.04
Basin 2 Max Stage:	84.94
Basin 2 Half Stage:	84.02
Recovery Time (days):	0.27

Total Recovery 100YR-004HR	
Basin 1 Max Stage:	88.95
Recovery Time (days):	0.24
30 Day Stage:	87.50
Basin 2 Max Stage:	84.94
Recovery Time (days):	2.10
30 Day Stage:	83.00

Half-volume Recovery 100YR-008HR	
Basin 1 Max Stage:	89.00
Basin 1 Half Stage:	88.29
Recovery Time (days):	0.01
Basin 2 Max Stage:	85.08
Basin 2 Half Stage:	84.10
Recovery Time (days):	0.43

Total Recovery 100YR-008HR	
Basin 1 Max Stage:	89.00
Recovery Time (days):	0.46
30 Day Stage:	87.50
Basin 2 Max Stage:	85.08
Recovery Time (days):	4.11
30 Day Stage:	83.00

Half-volume Recovery 100YR-024HR	
Basin 1 Max Stage:	88.58
Basin 1 Half Stage:	88.07
Recovery Time (days):	0.32
Basin 2 Max Stage:	85.54
Basin 2 Half Stage:	84.35
Recovery Time (days):	3.95

Total Recovery 100YR-024HR	
Basin 1 Max Stage:	88.58
Recovery Time (days):	2.24
30 Day Stage:	87.50
Basin 2 Max Stage:	85.54
Recovery Time (days):	15.40
30 Day Stage:	83.00

Half-volume Recovery 100YR-072HR	
Basin 1 Max Stage:	88.68
Basin 1 Half Stage:	88.11
Recovery Time (days):	0.33
Basin 2 Max Stage:	86.73
Basin 2 Half Stage:	85.03
Recovery Time (days):	7+

Total Recovery 100YR-072HR	
Basin 1 Max Stage:	88.68
Recovery Time (days):	3.45
30 Day Stage:	88.68
Back-to-back Max Stage:	87.50
Basin 2 Max Stage:	86.73
Recovery Time (days):	30+
30 Day Stage:	83.30
Back-to-back Max Stage:	86.76

Half-volume Recovery 100YR-168HR	
Basin 1 Max Stage:	88.60
Basin 1 Half Stage:	88.07
Recovery Time (days):	0.01
Basin 2 Max Stage:	86.90
Basin 2 Half Stage:	85.13
Recovery Time (days):	7+

Total Recovery 100YR-168HR	
Basin 1 Max Stage:	88.60
Recovery Time (days):	4.84
30 Day Stage:	87.50
Back-to-back Max Stage:	88.60
Basin 2 Max Stage:	86.90
Recovery Time (days):	30+
30 Day Stage:	83.59
Back-to-back Max Stage:	86.91

Half-volume Recovery 100YR-240HR	
Basin 1 Max Stage:	88.68
Basin 1 Half Stage:	88.11
Recovery Time (days):	0.47
Basin 2 Max Stage:	86.90
Basin 2 Half Stage:	85.13
Recovery Time (days):	7+

Total Recovery 100YR-240HR	
Basin 1 Max Stage:	88.68
Recovery Time (days):	5.65
30 Day Stage:	87.50
Back-to-back Max Stage:	88.68
Basin 2 Max Stage:	86.90
Recovery Time (days):	30+
30 Day Stage:	83.85
Back-to-back Max Stage:	86.91

9) STORM ROUTING RESULTS

Drainage Areas Pre 1&2 and Post 3 have been modeled using SJRWMD and Alachua County required storms as they discharge away from FDOT ROW. See Attachments C for modeling inputs and results. Summary below:

Storm Event	Pre DA-1 vs Post DA-3 Rates (cfs)			Pre DA-1 vs Post DA-3 Volumes (ac-ft)		
	Pre DA-1 & 2	Post DA-3	Difference	Pre DA-1 & 2	Post DA-3	Difference
100YR-001HR	6.57	3.21	-3.36	0.64	0.53	-0.10
100YR-002HR	12.11	7.29	-4.82	1.64	1.35	-0.29
100YR-004HR	23.05	14.23	-8.82	3.51	2.86	-0.65
100YR-008HR	23.05	15.98	-7.07	5.83	4.72	-1.10
100YR-024HR	15.09	11.68	-3.41	12.78	10.30	-2.48
100YR-072HR	20.67	15.90	-4.77	20.37	16.61	-3.76
100YR-168HR	17.17	17.00	-0.17	27.04	22.83	-4.21
100YR-240HR	21.91	20.65	-1.26	33.47	29.04	-4.43
25YR-24HR	8.62	6.75	-1.87	7.14	5.78	-1.36
MEAN ANNUAL	0.88	0.71	-0.17	0.49	0.41	-0.07
BACK TO BACK 100YR-072HR	20.67	15.90	-4.77	20.37	16.83	-3.54
BACK TO BACK 100YR-168HR	17.17	17.23	0.06	27.04	23.05	-3.99
BACK TO BACK 100YR-240HR	21.91	20.98	-0.93	33.47	29.18	-4.29

Storm Event	Basin 1		Basin 2	
	Stage	Freeboard (ft)	Stage	Freeboard (ft)
100YR-001HR	88.93	1.07	84.20	3.80
100YR-002HR	88.89	1.11	84.55	3.45
100YR-004HR	88.95	1.05	84.94	3.06
100YR-008HR	89.00	1.00	85.08	2.92
100YR-024HR	88.58	1.42	85.54	2.46
100YR-072HR	88.68	1.32	86.73	1.27
100YR-168HR	88.60	1.40	86.90	1.10
100YR-240HR	88.68	1.32	86.90	1.10
25YR-24HR	88.45	1.55	84.20	3.80
MEAN ANNUAL	87.60	2.40	83.00	5.00

10) PIPE SIZING

Pipe sizing calculations are in Attachment E. Calculations were performed with Hydraflow.

11) BASIN MAINTENANCE PLAN

Basins shall be mowed regularly to avoid excessive vegetative growth. Mowing schedule should be monthly during winter months and more frequently (biweekly) during summer months.

Basin shall be cleaned out annually of any accumulated sedimentation buildup. If the basins are showing excessive sedimentation accumulation at the basin bottom, the basin bottom shall be scraped clean more often as the condition dictates.

Basin side slopes shall be maintained with a good stand of grass. Seasonal grasses shall be planted to avoid erosion (winter rye, summer millet).

Basin 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.

The required landscaping shall be maintained in a sound condition at all times. Any dead landscaping materials shall be replaced immediately to assure public safety.

Attachment A

Geotechnical Report by ECS Florida, LLC

ECS Florida, LLC

Geotechnical Engineering Report

Motory Alachua

US Highway 441
Tax Parcel 05970-004-000
Alachua, Alachua County, Florida

ECS Project Number 35:32422

January 18, 2022

January 18, 2022

Mr. Joe White
Gray Construction Services
222 W. Wade Street
Trenton, Florida 32693

ECS Project No. 35:32422
Client ID: G232

Reference: Geotechnical Engineering Report
Motory Alachua
US Highway 441
Alachua, Alachua County, Florida

Dear Mr. White:

ECS Florida, LLC (ECS) has completed the subsurface exploration, laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our Proposal No. 35:18524, dated November 10, 2021. This report presents our understanding of the geotechnical aspects of the project, the results of the field exploration and laboratory testing conducted, and our foundation design and earthwork construction recommendations.

It has been our pleasure to be of service to your company during the design phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify the assumptions of subsurface conditions made for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

ECS Florida, LLC.

N. Owes

Corey A. Dunlap, P.E.
State of Florida License No. 77678
This item has been digitally signed and sealed by Corey A Dunlap, P.E. on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Corey A Dunlap
Date: 2022.01.18 11:53:29 -05'00'

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Distribution: Addressee 1 pdf

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 2
1.1 General 2
1.2 Scope of Services 2
1.3 Authorization 2
2.0 PROJECT INFORMATION 3
2.1 Project Location 3
2.2 Site Conditions 3
2.3 Project Description 3
3.0 FIELD EXPLORATION 4
3.1 Field Exploration Program 4
3.1.1 SPT and Auger Borings 4
3.2 Regional/Site Geology 4
3.3 Soil Survey Mapping 5
3.4 Subsurface Characterization 6
3.5 Groundwater Level 7
4.0 LABORATORY TESTING 8
5.0 DESIGN RECOMMENDATIONS 9
5.1 General 9
5.2 Foundation Design Recommendations 9
5.2.1 Foundations 9
5.2.2 Floor Slabs 10
5.3 Site Design Considerations 11
5.3.1 Pavement Sections 11
5.3.2 Stormwater Management Facilities 12
5.4 General Design Considerations 13
6.0 SITE CONSTRUCTION RECOMMENDATIONS 14
6.1 Subgrade Preparation 14
6.1.1 Stripping and Grubbing 14
6.1.2 Proofrolling 14
6.1.3 Temporary Groundwater Control 15
6.1.4 Subgrade Compaction 15
6.1.5 Structural Backfill and Fill Soils 15
6.1.6 Foundation Areas 16
6.1.7 Pavement Areas 16
6.2 Utility Installations 16
6.3 General Construction Considerations 17
7.0 QUALITY CONTROL TESTING 19
8.0 CLOSING 20

APPENDICES

Appendix A – Figures
Site Location Diagram
Boring Location Diagram
Generalized Subsurface Soil Profile Section A-A'
Generalized Subsurface Soil Profile Section B-B'
Generalized Subsurface Soil Profile Section C-C'

Appendix B – Field Operations
Soil Boring Logs
Field Exploration Procedures
Key to Soil Classification

Appendix C – Laboratory Testing
Laboratory Data

EXECUTIVE SUMMARY

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our principal foundation recommendations are summarized. Information gleaned from the executive summary should not be utilized in lieu of reading the entire geotechnical report.

The geotechnical exploration performed for the planned development included 16 soil test borings drilled to depths between 5 and 20 feet. The borings generally encountered soils suitable for the proposed development.

The planned 1- to 2-story above grade commercial buildings can be supported by conventional shallow foundations consisting of spread or strip footings bearing on compacted fill and/or and natural soils. Details of the estimated foundation subgrade elevations and loads are contained in the body of the report.

Clay-rich soils with high potential for expansive behavior were encountered beneath the proposed structures at depths starting at approximately 6 to 8 feet beneath grade. Structures supported by soils with high potentials for expansive behavior are at an elevated risk for post-construction foundation movement and subsequent cracking damage. **To reduce the potential for foundation movements, we recommend a minimum separation of 6 feet be maintained between the expansive soils and the foundation bottoms.** This may require setting finished floor elevations 2 feet above current grades.

If you wish to reduce the risk for foundation movements further, the structures could be supported on a stiffened foundation that is better able to resist bending moments that develop as a result of the shrink/swell soils. We would be happy to prepare these recommendations at your request.

Conventional pavements appear suitable for the project. Pavement details are included in the body of this report.

The site appears suitable for dry stormwater management facilities. Confining soils were encountered in some of the borings. We anticipate the seasonal high groundwater table will be a perched condition that will develop on top of the confining soils. Our recommended soil parameters for stormwater management are included in the body of this report.

1.0 INTRODUCTION

1.1 GENERAL

The purpose of this study was to provide geotechnical information to assist with building foundation, pavement, and stormwater management designs. This report contains the results of our subsurface explorations and laboratory testing programs, site characterization, engineering analyses, and project recommendations.

The recommendations developed for this report are based on project information supplied by Ashley Scannella with eda consultants, inc. (eda).

1.2 SCOPE OF SERVICES

To obtain the necessary geotechnical information required for design:

- Four (4) Standard Penetration Test (SPT) borings were performed to depths of 20 feet beneath grade in the area of the planned structure.
- Eight (8) auger borings were performed to depths of 15 feet beneath grade in the area planned for stormwater management.
- Four (4) auger borings were performed to depths of 5 feet beneath grade in the area of the planned pavements.

A laboratory-testing program was also implemented to characterize the physical and engineering properties of the subsurface soils.

This report discusses our exploratory and testing procedures, presents our findings and engineering evaluation and includes the following.

- A brief review and description of our field and laboratory test procedures and the results of testing conducted.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil stratigraphy with pertinent available physical properties.
- Final copies of our test boring logs.
- Recommended foundation support and type(s).
- General recommendations for pavement design.
- Recommendations for design and construction of stormwater management facilities.
- Recommendations for site preparation and construction of compacted fills, including an evaluation of on-site soils for use as compacted fills and delineation of potentially unsuitable soils and/or soils exhibiting excessive moisture at the time of sampling.

1.3 AUTHORIZATION

Our services were provided in accordance with our Proposal No. 35-18524, dated November 10, 2021, as authorized by Joe White on November 12, 2021, and includes the Terms and Conditions of Service outlined with our Proposal.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION

The project site is located at Alachua County Tax Parcel 05970-004-000 in Alachua, Alachua County, Florida. The site is bordered to the north by Sage Boulevard, to the east by undeveloped land, to the south by US Highway 441, and to the west by commercial structures. The general site location is shown on the Site Location Diagram in Appendix A.

2.2 SITE CONDITIONS

At the time of our exploration, the site was undeveloped, with surface cover consisting of unmaintained brush and trees. Surface water was not observed near planned structural areas at the time of our exploration.

Based on the survey made available to us by eda we understand that the site gently slopes downward toward an area with lower elevations on the north side of the site. The existing ground surface grades generally range from El. +84 to +102 feet (unknown datum). These elevations are approximate to within a few feet and should not be used for design.

2.3 PROJECT DESCRIPTION

Project information was provided by Ashley Scannella with eda via email. We were provided with a copy of a conceptual plan for the subject site, prepared by eda, last dated October 21, 2021. This plan indicated the boundary limits for the property, the existing roadways adjacent to the site, the layout of the proposed construction, and the requested boring locations for stormwater management purposes.

This project will consist of a car dealership development. A dealership building and repair shop will be constructed on the south and middle of the site with asphalt parking lots surrounding the buildings. A stormwater management facility will be constructed on the north part of the site. The following information explains our understanding of the structures and their loads:

Table 2.3.1 Design Values

SUBJECT	DESIGN INFORMATION / EXPECTATIONS
Buildings Footprint	Approximately 17,000 square feet in plan view
# of Stories	1 to 2 stories above grade maximum
Usage	Commercial
Framing	We anticipate that the building will be principally load bearing wood or steel framed or masonry walls with interior columns
Column Loads	100 kips maximum - Estimated
Wall Loads	4 kips per linear foot (klf) maximum - Estimated
Fill/Cuts	Less than 2 feet of fill (and only nominal cuts) will be required to achieve final grades in structural areas - Estimated

Parking lots and driveways will generally surround the structures. If actual building loads other estimated project information varies from these conditions, then the recommendations in this report may need to be re-evaluated. We should be contacted if any of the above project information is incorrect so that we may reevaluate our recommendations.

3.0 FIELD EXPLORATION

3.1 FIELD EXPLORATION PROGRAM

We performed a field exploration on December 29 and 30, 2021. The approximate boring locations are indicated on the attached Boring Location Diagram in Appendix A. Our personnel determined the boring locations using readily available aerial photographs and handheld GPS capable devices. The boring locations on the referenced Boring Location Diagram should be considered accurate only to the degree implied by the method of measurement used.

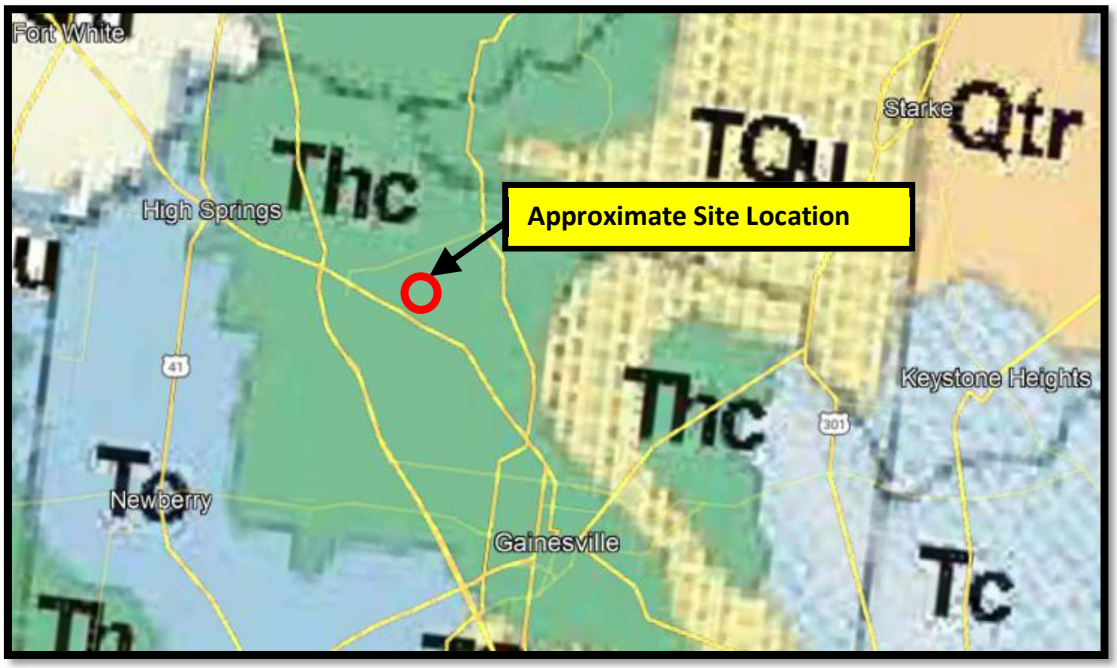
3.1.1 SPT and Auger Borings

The SPT borings were performed in general accordance with the methodology outlined in ASTM D 1586. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory for further evaluation.

The auger borings were performed in general accordance with the methodology outlined in ASTM D 1452. Representative soil samples also were recovered from the auger borings and returned to our laboratory for further evaluation. A summary of the field procedures is included in Appendix B.

3.2 REGIONAL/SITE GEOLOGY

The site is located near the northwestern portion of Alachua County. This area of Alachua County maps as the Coosawhatchie Formation geological region[1]. The following description is from the Geological Survey.



[1] Open-File Report 80, Thomas M. Scott, P.G. No. 99, Text to Accompany the Geological Map of Florida, Florida Geological Survey, 2001.

Thc – Coosawhatchie Formation – The Coosawhatchie Formation is sediments of the Miocene Series that is exposed or lies beneath a thin overburden on the eastern flank of the Ocala Platform from southern Columbia County to southern Marion County. Within the outcrop region, the Coosawhatchie Formation varies from a light gray to olive gray, poorly consolidated, variable clayey and phosphatic sand with few fossils, to an olive gray, poorly to moderately consolidated, slightly sandy, silty clay with few to no fossils. Occasionally, the sands will contain a dolomite component and, rarely, the dominant lithology will be dolostone or limestone. Silicified nodules are often present in the Coosawhatchie Formation sediments in the outcrop region. The sediment may contain 20 percent or more phosphate (Scott, 1988). Permeability of the Coosawhatchie Formation is generally low, forming part of the intermediate confining unit/ aquifer system.

The Miocene sediments consist of siliciclastics, carbonates and mixed siliciclastics-carbonate lithologies with numerous lateral and vertical facies changes. The importance of the Miocene sediments in Florida is twofold - first, these sediments contain valuable mineral resources, primarily phosphate and absorptive clays; and second, the Miocene sediments comprise the intermediate confining unit and aquifer system. Whereas the principal geological hazard associated with Paleogene carbonates is karst development, the hazards associated with the Miocene sediments are radon gas and swelling clays.

3.3 SOIL SURVEY MAPPING

Based on the Web Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Natural Resource Conservation Service[2], the predominant soil types existing within the site area are described in the following table. The site area is illustrated superimposed on the USDA-NRCS Soil Survey Map included as Figure 3.3.1:

Figure 3.3.1 Soil Survey Map

[2] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Table 3.3.1 Soil Survey Data

Soil ID	Soil Type	Typical Profile	Hydrology	Hydrologic Soil Classification	Estimated Seasonal High Groundwater Level[(1)]
3	Arredondo fine sand, 0 to 5 percent slopes	0 to 62 inches: sand 62 to 69 inches: loamy fine sand 69 to 80 inches: sandy clay	Well drained	A	>80
5	Fort Meade, fine sand, 0 to 5 percent slopes	0 to 85 inches: fine sand	Well drained	A	>80
8	Millhopper sand, 2 to 5 percent slopes	0 to 58 inches: sand 58 to 64 inches: loamy sand 64 to 89 inches: sandy clay loam	Moderately well drained	A	42-72
29	Lochloosa fine sand, 2 to 5 percent slopes	0 to 31 inches: fine sand 31 to 35 inches: fine sandy loam 35 to 68 inches: sandy loam 68 to 83 inches: sandy clay loam	Somewhat poorly drained	A	18-42
30	Kendrick sand, 2 to 5 percent slopes	0 to 26 inches: sand 26 to 31 inches: fine sandy loam 31 to 90 inches: sandy clay loam	Well drained	B	>80

(1) Inches below ground surface at time of survey.

3.4 SUBSURFACE CHARACTERIZATION

The subsurface conditions encountered were generally consistent with published soil survey information and geological mapping. A graphical presentation of the generalized subsurface conditions is presented on the Generalized Subsurface Profiles. Detailed boring records are included in Appendix B. It should be understood that the soil conditions will vary between the boring locations. The following description summarizes the soil conditions encountered.

Building Areas: The SPT borings within the area of the proposed buildings initially penetrated a 4 to 8 feet thick stratum of sand with silt and sand with clay (SP-SM, SP-SC). This was underlain by interbedded strata of clayey to very clayey sand (SC, SC/CH) to depths of 4 to 20 feet beneath grade. Boring B-01 encountered sandy clay (CH) from a depth of 6 to 10 feet beneath grade.

The surficial layer of poorly graded sand with silt and sand with clay (SP-SM, SP-SC) is generally in a very loose to loose condition with N-values ranging from 1 to 6 blows per foot. The underlying clayey to very clayey sand (SC, SC/CH) is generally in a loose to medium dense condition with N-values ranging from 9 to 20 blows per foot. The sandy clay soils (CH) encountered in Boring B-01 are generally in a stiff to very stiff condition with N-values ranging from 10 to 18 blows per foot.

Pavement Areas: The auger borings located in the proposed roadways and play area generally encountered a near-surface sandy stratum consisting of sand with silt (SP-SM) to a depth of up to 5 feet beneath grade.

Stormwater Management Areas: The auger borings located in the proposed stormwater management basin indicate the soils across these areas are relatively consistent. The auger borings initially penetrated 1 to 6 feet of a near-surface sandy stratum consisting of sand with silt and silty sand (SP-SM, SM). This was underlain by sand with clay, clayey sand, and very clayey sand (SP-SC, SC, SC/CH) to the explored depths of 15 feet beneath grade.

3.5 GROUNDWATER LEVEL

Measured Groundwater: Groundwater was not encountered at the boring locations at the time of drilling. We note that groundwater levels will fluctuate due to seasonal climatic variations, surface water runoff patterns, construction operations, and other interrelated factors.

Estimated Seasonal High Groundwater: The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions, including the boring logs and Soil Survey information, we estimate the normal seasonal high groundwater level at the site to be a temporary perched condition. We anticipate groundwater will temporarily perch on top of clayey soils at depths on the order of 4 to greater than 15 feet beneath existing ground surface. It is possible that groundwater levels may exceed the estimated normal seasonal high groundwater level as result of significant or prolonged rains.

4.0 LABORATORY TESTING

The laboratory testing performed by ECS for this project consisted of selected tests performed on samples obtained during our field exploration operations. The following paragraphs briefly discuss the results of the completed laboratory testing program.

An experienced geotechnical engineer visually classified each soil sample from the test borings on the basis of texture and plasticity in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D 2488. Additionally, the following laboratory tests were performed to aid in classifying the soils and to further evaluate their engineering properties:

- Eight (8) percent soil fines passing the No. 200 sieve determinations (ASTM D 1140)
- Eight (8) natural moisture content determinations (ASTM D 2216)
- Four (4) Atterberg Limits tests (ASTM D 4318)
- Three (3) coefficient of permeability test (FM 5-513)

The laboratory tests indicate the tested soils consist of sand with silt, silty sand, clayey sand, very clayey, and sandy clay.

- The tested sand with silt (SP-SM) contains approximately 10.6 percent soil fines, a natural moisture content of about 7.0 percent, and a hydraulic conductivity value of approximately 23.5 feet per day.
- The tested silty sand (SM) contains approximately 12.1 to 22 percent soil fines, natural moisture contents of about 5.0 to 12.0 percent, and a hydraulic conductivity values of approximately 5.5 to 23.5 feet per day.
- The tested clayey sand (SC) contains approximately 24.4 percent soil fines and a natural moisture content of about 10.0 percent.
- The tested very clayey sand (SC/CH) contains approximately 44 to 49.3 percent soil fines, natural moisture contents of about 7.0 to 29 percent, Liquid Limit (LL) values of 61 to 62 and Plasticity Index (PI) values of 22 to 28. The Atterberg Limits results indicate the tested clayey sand has high swell potential[3].
- The tested sandy clay (CH) contains approximately 60 percent soil fines, a natural moisture content of about 45 percent, Liquid Limit (LL) value of 71 and Plasticity Index (PI) value of 44. The Atterberg Limits results indicate the tested clayey sand has high swell potential.

The results of the laboratory testing are shown on the boring logs and in the Summary of Laboratory Test Data included in Appendix C.

[3] Foundations in Expansive Soils, Department of the Army, TM 5-818-7, September 1993.

5.0 DESIGN RECOMMENDATIONS

5.1 GENERAL

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction and our recommendations for site preparation and foundation support, are based on (1) our site observations, (2) the field and laboratory test data obtained, (3) our understanding of the project information and structural conditions as presented in this report, and (4) our experience with similar soil and loading conditions.

If the estimated structural or grading conditions are incorrect, or should the location of the structures or pavement areas be changed, please contact us so that we can review our recommendations. Also, the discovery of any site or subsurface conditions during construction that deviate from the data obtained during this geotechnical exploration should also be reported to us for our evaluation.

The recommendations in the subsequent sections of this report present design and construction techniques that are appropriate for the planned construction. We recommend that ECS be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and implemented.

5.2 FOUNDATION DESIGN RECOMMENDATIONS

Based on the results of our exploration, we consider the subsurface conditions at the site adaptable for support of the proposed structure on a properly designed conventional shallow foundation system. Provided the site preparation and earthwork construction recommendations outlined in Section 6.0 of this report are performed, the following parameters may be used for foundation design.

Clay-rich soils with high potential for expansive behavior were encountered beneath the proposed structures at depths starting at approximately 6 to 8 feet beneath grade. Structures supported by soils with high potentials for expansive behavior are at an elevated risk for post-construction foundation movement and subsequent cracking damage. **To reduce the potential for foundation movements, we recommend a minimum separation of 6 feet be maintained between the expansive soils and the foundation bottoms.** This may require setting finished floor elevations 2 feet above current grades.

If you wish to reduce the risk for foundation movements further, the structures could be supported on a stiffened foundation that is better able to resist bending moments that develop as a result of the shrink/swell soils. We would be happy to prepare these recommendations at your request.

5.2.1 Foundations

Provided subgrades and structural fills are prepared as discussed herein, the proposed structure can be supported by conventional shallow foundations: individual column footings and continuous wall footings. The design of the foundation shall utilize the following parameters:

Table 5.2.1.1 Foundation Design

Design Parameter	Column Footing	Wall Footing
Minimum Width	24 inches	18 inches
Minimum Footing Embedment Depth (below slab or finished grade)	24 inches	18 inches
Estimated Maximum Total Settlement	1 inch	1 inch
Estimated Maximum Differential Settlement	Less than 0.5 inches between columns	Less than 0.5 inches over 50 feet
Net Allowable Bearing Pressure[1]	2,500 psf	
Acceptable Bearing Soil Material	Compacted native SP-SM or SP-SC soils, or compacted fill soils	

1. Net allowable bearing pressure is the applied pressure in excess of the surrounding overburden soils above the base of the foundation.

Depending on the final floor elevations of the buildings, we anticipate that most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure, after prepared in accordance with Section 6.0 of this report. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one foot below foundation bearing levels.

5.2.2 Floor Slabs

The floor slabs can be constructed as a slab-on-ground, provided the site is prepared as outlined in Section 6.0. A minimum clearance of 2 feet is recommended between the estimated seasonal high groundwater table and the bottom of the floor slab. It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 6-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete. In addition, we recommend that a minimum separation of two feet be maintained between the finished floor levels and the top of clayey soils (SC, CL, or CH). We also recommend that densities of at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557) be obtained within the upper one foot of the materials immediately below the floor slab.

Subgrade Modulus: Provided the placement of Structural Fill per the recommendations discussed herein, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs/cu. inch). The modulus of subgrade reaction value is based on empirical relationships for various soil types and N-values.

Slab Isolation: Ground-supported slabs should be isolated from the foundations and foundation-supported elements of the structure so that differential movement between the foundations and slab will not induce excessive shear and bending stresses in the floor slab. Where the structural configuration is not favorable for use of a free-floating slab, the slab should be designed with adequate reinforcement and load transfer devices to reduce the risk of overstressing of the slab.

5.3 SITE DESIGN CONSIDERATIONS

5.3.1 Pavement Sections

Typical Asphalt Section: Based on the results of our exploration, we consider the subsurface conditions at the site favorable for support of a flexible pavement section when constructed on properly prepared subgrade soils as outlined in Section 6.0 of this report. Typical pavement sections used in North Central Florida are shown on the following table. If requested, we can prepare a project-specific pavement design if specific traffic data is provided.

Table 5.3.1.1: Typical Flexible Pavement Section

Pavement Layer	Auto Parking & Traffic Lanes	Truck Areas
Asphaltic Concrete Wearing Surface	1.5 inches	2.0 inches
Limerock Base	6.0 inches	8.0 inches
Stabilized Subgrade	12.0 inches	12.0 inches

Wearing Surface: The wearing surface should consist of Florida Department of Transportation (FDOT) Type S asphaltic concrete having a minimum Marshall Stability of 1,500 lbs. Specific requirements for Type S asphaltic concrete wearing surface are outlined in the 2000 edition of the *Florida Department of Transportation, Standard Specifications for Road and Bridge Construction*. As an alternative, the wearing surface may consist of a Type SP-9.5 asphaltic concrete as outlined in the current edition of the *Standard Specifications.*

Base and Subgrade: The limerock base course should have a minimum Limerock Bearing Ratio (LBR) of 100 and should be compacted to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557) value.

The subgrade material should have a minimum LBR of 40 and be compacted to 98 percent of the modified Proctor maximum dry density (ASTM D 1557) value.

Rigid Concrete Pavements: For Typical concrete pavement sections used in north central Florida are shown on the tables below. If requested, we can prepare a project specific pavement design if specific traffic data is provided. Our recommendations for slab thickness for standard duty and heavy duty concrete pavements are based on a) subgrade soils densified to 98 percent of the modified Proctor maximum dry density (ASTM D 1557) b) modulus of subgrade reaction (k) equal to 150 pounds per cubic inch, c) a 20 year design life.

Table 5.3.1.2: Typical Standard Duty Concrete Pavement Section

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
5 Inches	10 Feet x 10 Feet	1-1/4 Inches

Table 5.3.1.3: Typical Heavy Duty Concrete Pavement Section

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
6 Inches	12 Feet x 12 Feet	1-1/2 Inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and a minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joint should be at least ¼ of the concrete slab thickness. The joints should be sawed within six hours of concrete placement or as soon as the concrete has developed sufficient strength to support workers and equipment. We recommend allowing ECS Florida, LLC. to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing Unreinforced Pavements", published by the America Concrete Pavement Association, and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

5.3.2 Stormwater Management Facilities

Considering the findings of the test borings, laboratory tests, review of readily published information, and our experience with these types of soils, we recommend the following soil parameters be used for stormwater design.

- Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 11 feet beneath current grade.
- Unsaturated vertical infiltration rate of 7.5 feet per day.
- Horizontal hydraulic conductivity equal to 11.5 feet per day.
- Specific yield (fillable porosity) of 20 percent.
- Average seasonal high groundwater table depth equal to 11 feet, perched beneath current grade.

The measured permeability/vertical infiltration rates should not be construed to represent the actual pond exfiltration rate. For pond design calculations, we recommend a factor of safety be applied to the above permeability/vertical infiltration rate value(s) to account for remolding and compaction of the natural soils and/or disturbance and surface smearing during construction.

Undercutting: Considering the results of the test borings, it is possible silty or clayey soils (i.e. soils with greater than 15% soil fines) will be present at the basin bottom. Should this condition be apparent during construction, we recommend these soils be undercut a minimum of 2 feet and backfilled with sands and sands with silt (SP, SP-SM) having a maximum of 10 percent soil fines and a minimum vertical infiltration rate equal to that used for design. The intent of this undercutting and replacement is (1) to provide a uniform sand layer at the basin bottom that allows for lateral migration of water to the deeper deposits of sand; (2) and reduce the potential for soil fines leaching out of the soils when standing water is present in the basin which can result in a thin layer of confining material on the basin bottom reducing the effectiveness of the basin.

5.3.3 Borrow Suitability

Based on the boring results and classification of the soil samples, soils ranging from sands with silt to sandy clays are expected to be excavated from the site, in particular the stormwater management areas. A description of each soil type that could be excavated from the site with respect to fill suitability is presented below:

- The sands with silt (SP-SM) and sands with clay (SP-SC) are considered acceptable for use as fill soil. The soils containing surficial organic material will require removal and are unsuitable as structural fill. The organic soils could be used in landscape berms.

- The silty and clayey sands (SM, SC) having a maximum of 30 percent soil fines may also be used as structural fill; however, we note that these soils will be more difficult to compact due to their tendency to retain soil moisture and they will likely require drying. Depending on the anticipated time for completing the site work portion of the project and the drying time required to reduce the potential for pumping and yielding of these soils during placement and compaction operations, these soils may not be feasible for use as fill material. Soils containing surficial organic material (topsoil) will require removal, and are considered unsuitable for use as embankment fill. The organic soils may be used in landscape berms.

  Silty and clayey sands with greater than 30 percent soil fines are especially moisture sensitive and typically at least marginally plastic. We do not recommend using silty and clayey soils with greater than 30 percent soil fines as structural fill unless these materials are thoroughly mixed with sandy soils. We can provide soil mixing recommendations to engineer more suitable fill materials at your request.

- We do not recommend reuse of sandy clays to clays (CL or CH) as structural fill material because of their high plasticity and high affinity for moisture.

5.4 GENERAL DESIGN CONSIDERATIONS

Gutters: Roof gutters should be considered to divert discharge away from the structure. We recommend, if at all possible, gutter downspouts discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Roof gutters and proper surface soil grading away from the structures is imperative in reducing the risks for foundation movement associated with expansive soils.

Landscaping: Existing and planted trees and large “tree-like” shrubbery with potential for developing large root systems should be located a minimum distance of half their final height away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

6.0 SITE CONSTRUCTION RECOMMENDATIONS

6.1 SUBGRADE PREPARATION

Site preparation as outlined in this section should be performed to provide more uniform foundation bearing conditions, to reduce the potential for post-construction settlements of the planned structures and to maintain the integrity of a pavement section.

6.1.1 Stripping and Grubbing

Prior to construction, the location of existing underground utilities within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. Underground pipes that are not properly removed or plugged may serve as conduits for subsurface erosion, which may subsequently lead to excessive settlement of overlying structures.

The "footprint" of the proposed building plus a minimum additional margin of 5 feet, and of the hardscape areas (parking/driveway) plus a minimum additional margin of 3 feet, should be stripped of surface vegetation, stumps, organic topsoil, or other deleterious materials. During grubbing operations, roots with a diameter greater than 0.5-inch, stumps, or small roots in a concentrated state, should be grubbed and completely removed.

Based on the results of our field exploration, it should be anticipated that 6 inches to 12 inches of topsoil and soils containing significant amounts of organic materials may be encountered across the site. The actual depths of unsuitable soils and materials should be determined by ECS using visual observation and judgment during earthwork operations. Any topsoil removed from the building and parking/drive areas can be stockpiled and used subsequently in non-structural areas.

6.1.2 Proofrolling

After removing unsuitable surface materials, cutting to the proposed grade, and prior to the placement of any structural fill or other construction materials, the exposed subgrade should be examined by ECS. The exposed subgrade should be thoroughly proofrolled with previously approved construction equipment having a minimum axle load of 10 tons (e.g. fully loaded tandem-axle dump truck). The areas subject to proofrolling should be traversed by the equipment in two perpendicular (orthogonal) directions with overlapping passes of the vehicle under the observation of ECS. This procedure is intended to assist in identifying any localized yielding materials. In the event that yielding or “pumping” subgrade is identified by the proofrolling, those areas should be repaired prior to the placement of any subsequent structural fill or other construction materials.

Methods of repair of soft subgrade, such as undercutting or moisture conditioning, should be discussed with ECS to determine the appropriate procedure with regard to the existing conditions causing the pumping/yielding. A test pit(s) may be excavated to explore the shallow subsurface materials in the area of the yielding conditions to help in determined the cause and to assist in the evaluation of the appropriate remedial action to create a firm and unyielding subgrade.

6.1.3 Temporary Groundwater Control

Because of the need for densification of the soils within the upper 12 inches below the stripped surface, temporary groundwater control measures may be required if the groundwater level is within 2 feet below the stripped and grubbed surface at the time of construction. Should groundwater control measures become necessary, dewatering methods should be determined by the contractor. We recommend any temporary groundwater control measures, if necessary; remain in place until compaction of the existing soils is completed. The dewatering method should be maintained until backfilling has reached a height of 2 feet above the groundwater level at the time of construction. The site should be graded to direct surface water runoff from the construction area.

Note that discharge of produced groundwater to surface waters of the state from dewatering operations or other site activities is regulated and requires a permit from the State of Florida Department of Environmental Protection (FDEP). This permit is termed a Generic Permit for the Discharge of Produced Groundwater From Any Non-Contaminated Site Activity. If discharge of produced groundwater is anticipated, we recommend sampling and testing of the groundwater early in the site design phase to reduce project delays during construction. ECS can provide the sampling, testing, and professional consulting related to compliance with the regulations.

6.1.4 Subgrade Compaction

Subgrade Compaction: After completing the clearing and stripping operations and installing the temporary groundwater control measures (if required), the exposed surface should be compacted with a vibratory drum roller having a minimum static, at-drum weight 4 tons to 6 tons. Typically, the material should exhibit moisture contents within ±2 percentage points of the modified Proctor optimum moisture content (ASTM D 1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) have been achieved within the upper 2 feet of the compacted natural soils at the site.

Should the bearing level soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated, and (1) the disturbed soils should be removed and backfilled with compacted structural fill, or (2) the excess moisture content within the disturbed soils should be allowed to dissipate before recompacting.

Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified, and the existing conditions of the structures should be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and ECS should be contacted immediately. We recommend the vibratory roller remain a minimum of 50 feet from existing structures. Within this zone, use of a track-mounted bulldozer, or a vibratory roller operating in the static mode, is recommended.

6.1.5 Structural Backfill and Fill Soils

Structural backfill or fill required for site development should be placed in loose lifts not exceeding 12 inches in thickness when compacted by the use of the vibratory drum roller described in Section 6.1.4. The lift thickness should be reduced to 8 inches if the roller operates in the static mode or if track-mounted compaction equipment is used. If hand-held compaction equipment is used, the lift thickness should be further reduced to 6 inches.

Structural fill is defined as a non-plastic, inorganic, granular soil having less than 10 percent material passing the No. 200 mesh sieve and containing less than 4 percent organic material. The fine sand and fine sand with silt or fine sand with clay, without roots, as encountered in the borings, are suitable as fill materials and, with proper moisture control, should densify using conventional compaction methods.

Soils with more than 10 to 12 percent passing the No. 200 sieve will be more difficult to compact, due to their nature to retain soil moisture, and such materials may require drying. Typically, the material should exhibit moisture contents within ±2 percent of the modified Proctor optimum moisture content (ASTM D 1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) have been achieved within each lift of the compacted structural fill.

Fill materials should not be placed on excessively wet soils. Excessively wet soils should be scarified, aerated, and moisture conditioned. Proper drainage should be maintained during the earthwork phases of construction to reduce ponding of water which has a tendency to degrade subgrade soils. The contractor should control dusting or implement dust control measures, as required.

We recommend that the grading contractor have equipment on site during earthwork for both drying and wetting fill soils. Moisture control may be difficult during extended periods of rain. The control of moisture content of soils containing more than 10 percent fines may be difficult when these soils become wet. Further, such soils are easily degraded by construction traffic when the moisture content is elevated.

6.1.6 Foundation Areas

After proper placement and compaction of the required structural fill, the foundation areas may be excavated to the planned bearing levels. The foundation bearing level soils, after compaction, should exhibit densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of one foot below the bearing level. For confined areas, such as the footing excavations, any compactive effort should be provided by a lightweight vibratory sled or roller having a total weight of 500 to 2,000 pounds.

6.1.7 Pavement Areas

After completing the clearing/stripping operations in the pavement areas, any underlying clayey sands and sandy clays that are within 2 feet of the bottom of the pavement base should be over-excavated from within the pavement areas. Structural backfill and fill required to achieve the finish pavement grades then can be placed and compacted as described in 6.1.5 above. As an exception, densities of at least 98 percent of the modified Proctor maximum dry density (ASTM D1557) should be obtained within the upper one foot of the materials immediately below the proposed base course.

6.2 UTILITY INSTALLATIONS

Utility Subgrades: It is our opinion that the fine sands with silt and clay (SP-SM, SP-SC) soils will be suitable bedding soils for pipes and utility structures. The silty fine sand (SM) soils may also be suitable if they can be compacted to the required minimum density (typically 95 percent of the soil's Modified Proctor (AASHTO T-180) maximum dry density). If the SM soils cannot be compacted to the required density, and if clayey or clay soils (SC or CH) are encountered, then

we recommend these soils be overexcavated a minimum of 12 inches below the pipe invert elevation (24 inches below the manhole base elevation) and replaced with compacted structural fill as described in Section 6.1.5 above.

Alternatively, a medium-duty woven geotextile, such as Mirafi 600X or equivalent, may be used as a separation barrier between the compacted backfill and the underlying silty/clayey soils. If a woven geotextile is used, then no overexcavation is necessary for the pipe, and the depth of overexcavation for the utility manholes may be reduced to 12 inches. The geotextile should be placed in the excavation bottom and along the sides above the silty/clayey soils creating a barrier between these soils and the sand backfill to reduce contamination of the backfill.

Utility Backfilling: Backfill placed around the pipe, and to a height of 2 feet above the top of pipe, should be placed in 6-inch lifts. Each lift should be compacted with hand-held equipment to at least 95 percent of the soil's Modified Proctor (ASTM D 1557) maximum dry density. Backfill placed above the 2-foot zone above the top of pipe elevation may be placed in 12-inch lifts and compacted with heavier equipment. Typically, the backfill soil should exhibit moisture contents within ±2 percent of the soil's optimum moisture content as determined from the Proctor test. Care should be taken to avoid damaging the pipe during compaction operations.

Backfill placed around utility structures should be placed in 6-inch thick lifts, and compacted with hand-held equipment to the minimum in-place soil density stated above. Heavy equipment should not be used within 5 feet of the structures to reduce the risk of overstressing of the structure walls.

Utility Excavation Dewatering: Based on the groundwater depths encountered in our borings, groundwater will likely be encountered by utility excavations which extend much below existing grades. It is expected that removal of groundwater may be required, especially for deeper utility excavations. The contractor should submit a dewatering plan prior to installing the site utilities.

6.3 GENERAL CONSTRUCTION CONSIDERATIONS

Moisture Conditioning: We anticipate that typical moisture conditioning for soils in this area should be anticipated. The sandy surface soils may require wetting during dry periods or periods of high heat. Drying of soils containing more than 10 percent fines or excavated from below the water table may be required to be within ±2 percentage points of the modified Proctor optimum moisture content (ASTM D 1557).

Subgrade Protection: Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to control and remove surface water from development areas, including structural and pavement areas. It would be advisable to designate a haul road and construction staging area to limit the areas of disturbance and to reduce construction traffic from excessively degrading sensitive subgrade soils and existing pavement areas. Haul roads and construction staging areas could be covered with an additional thickness of aggregate to protect those subgrades. The aggregate can later be removed and used in pavement areas.

Surface Drainage: Surface drainage conditions should be properly maintained. Surface water should be directed away from the construction area, and the work area should be sloped away from the construction area at a gradient of 1 percent or greater to reduce the potential of ponding water and the subsequent saturation of the surface soils. At the end of each work day, the subgrade soils should be sealed by rolling the surface with a smooth drum roller to limit infiltration of surface water.

Excavation Safety: All excavations and slopes should be made and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing and constructing stable, temporary excavations and slopes and should shore, slope, or bench the sides of the excavations and slopes as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Erosion Control: The surface soils may be erodible. Therefore, the Contractor should provide and maintain good site drainage during earthwork operations to maintain the integrity of the surface soils. All erosion and sedimentation controls should be in accordance with sound engineering practices and local requirements.

7.0 QUALITY CONTROL TESTING

ECS should be retained to perform the construction material testing and observations required for this project, to document that our recommendations have been satisfied. We are the most qualified party to address problems that may arise during construction, since we are familiar with the intent of our engineering design.

A representative number of field in-place density tests should be made in the upper 2 feet of compacted natural soils, in each lift of compacted backfill and fill, and in the upper 12 inches below the bearing levels in the footing excavations. Density tests are recommended to verify that proper compaction operations have been performed. We recommend density testing be performed at frequencies presented in the table below.

Table 7.0.1 Frequency of Compaction Testing

Location	Frequency of Tests
Expanded Building Limits	1 test per 2,500 sq. ft.
Continuous Wall Footing	1 test per 50 linear ft. of footing
Isolated Column Footings	1 test at 50% of footings
Pavement Areas	1 test per 10,000 sq. ft.

8.0 CLOSING

Our geotechnical exploration has been performed, our findings obtained, and our recommendations prepared, in accordance with generally accepted geotechnical engineering principles and practices. ECS is not responsible for any independent conclusions, interpretation, opinions, or recommendations made by others based on the data contained in this report.

Our scope of services was intended to evaluate the soil conditions within the zone of soil influenced by the foundation system. Our scope of services does not address geologic conditions, such as sinkholes or soil conditions existing below the depth of the soil borings.

This report does not reflect any variations that may occur adjacent to or between soil borings. The discovery of any site or subsurface condition during construction that deviates from the data obtained during this geotechnical exploration should be reported to us for our evaluation.

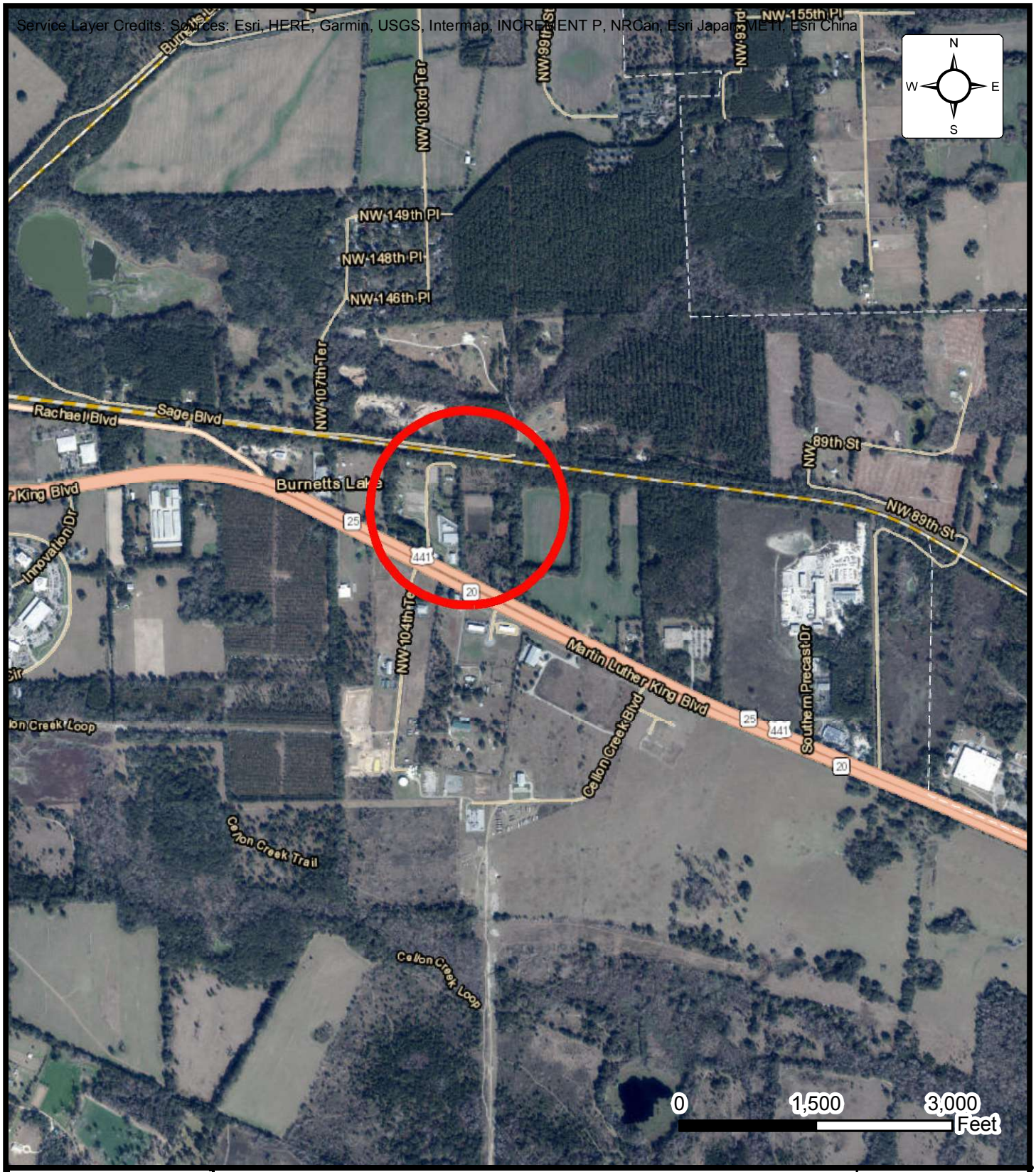
If any of the project description information discussed in this report is inaccurate, either due to our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted immediately so we can review the report in light of the changes and provide additional or alternate recommendations as may be required to reflect the proposed construction.

We recommend that ECS be allowed to review the project's plans and specifications pertaining to our work so that we may ascertain consistency of those plans/specifications with the intent of the geotechnical report.

Field observations, monitoring, and quality assurance testing during earthwork and foundation installation are an extension of and integral to the geotechnical design recommendation. We recommend that the owner retain these quality assurance services and that ECS be allowed to continue our involvement throughout these critical phases of construction to provide general consultation as issues arise. ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

APPENDIX A – Figures

Site Location Diagram
Boring Location Diagram
Generalized Subsurface Soil Profile Section A-A’

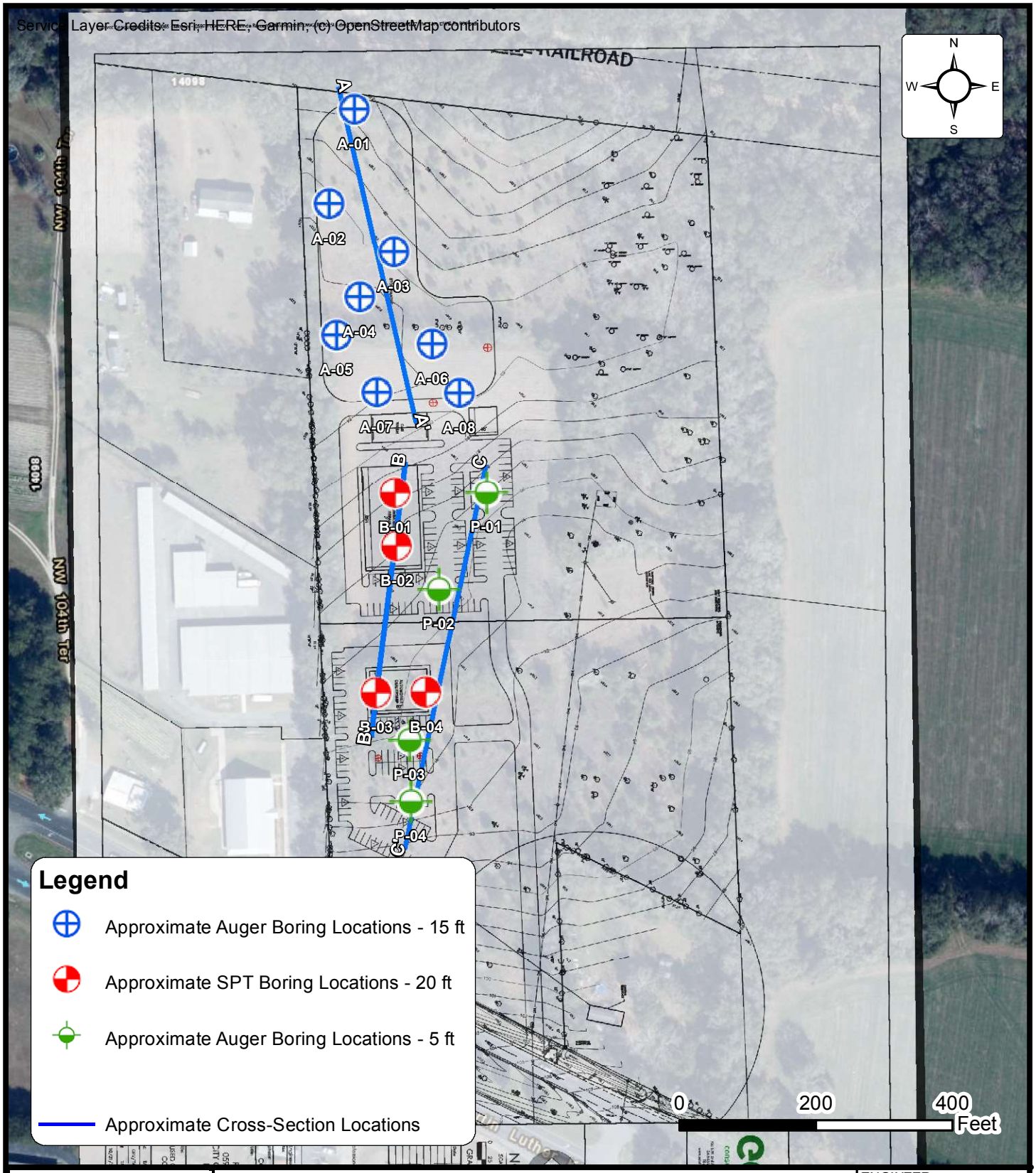


SITE LOCATION DIAGRAM
MOTORY - ALACHUA

US HWY 441, ALACHUA, FLORIDA

GRAY CONSTRUCTION SERVICES, INC.

ENGINEER	CAD4
SCALE	AS NOTED
PROJECT NO.	35:32422
SHEET	1 OF 1
DATE	1/12/2022

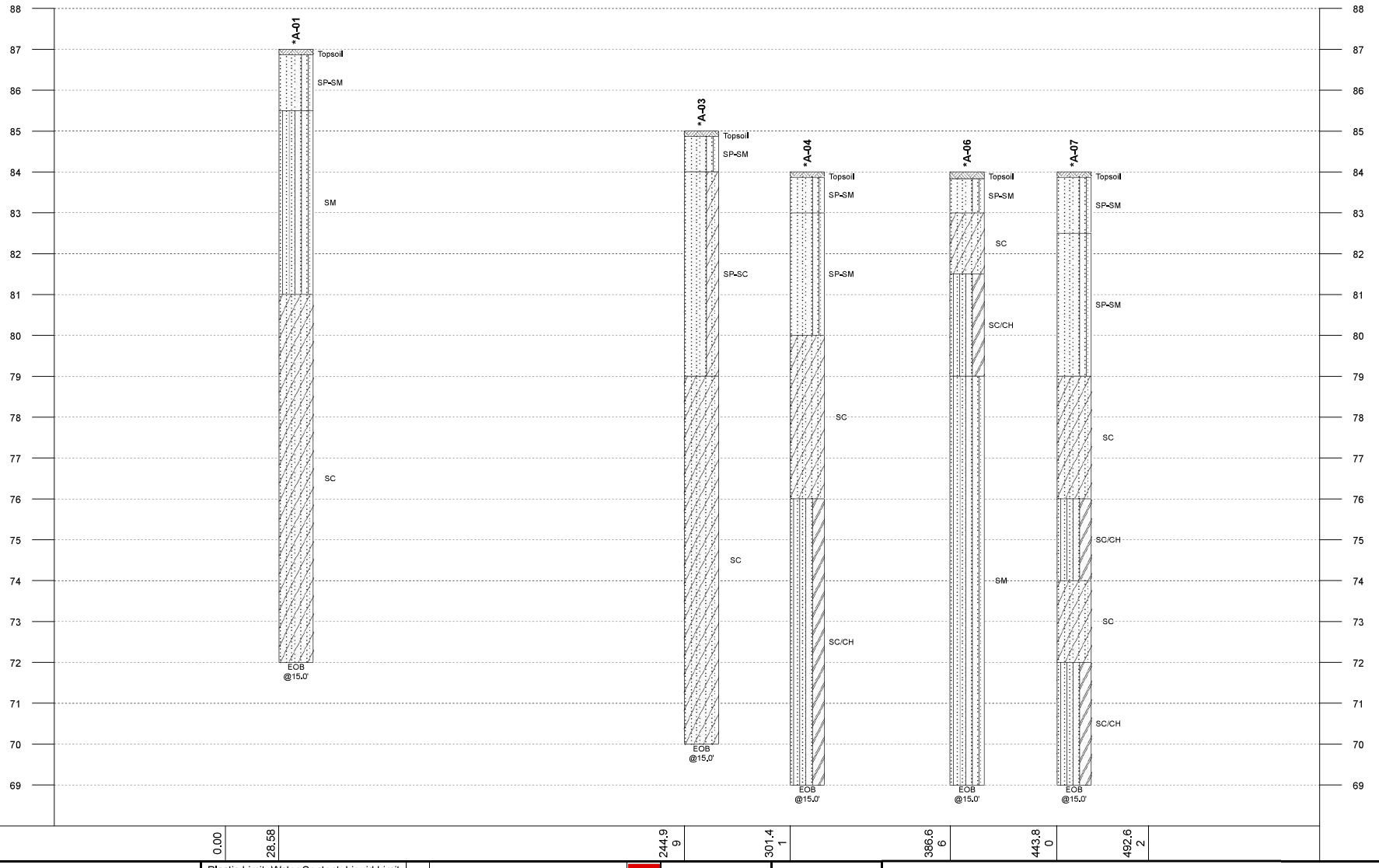


BORING LOCATION DIAGRAM
MOTORY - ALACHUA

US HWY 441, ALACHUA, FLORIDA

GRAY CONSTRUCTION SERVICES, INC.

ENGINEER	CAD4
SCALE	AS NOTED
PROJECT NO.	35:32422
SHEET	1 OF 1
DATE	1/12/2022



Legend Key

- Topsoil
- Poorly Graded SAND w... SILTY SAND
- Poorly Graded SAND w... CLAYEY SAND
- Clayey sand and clay

68.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

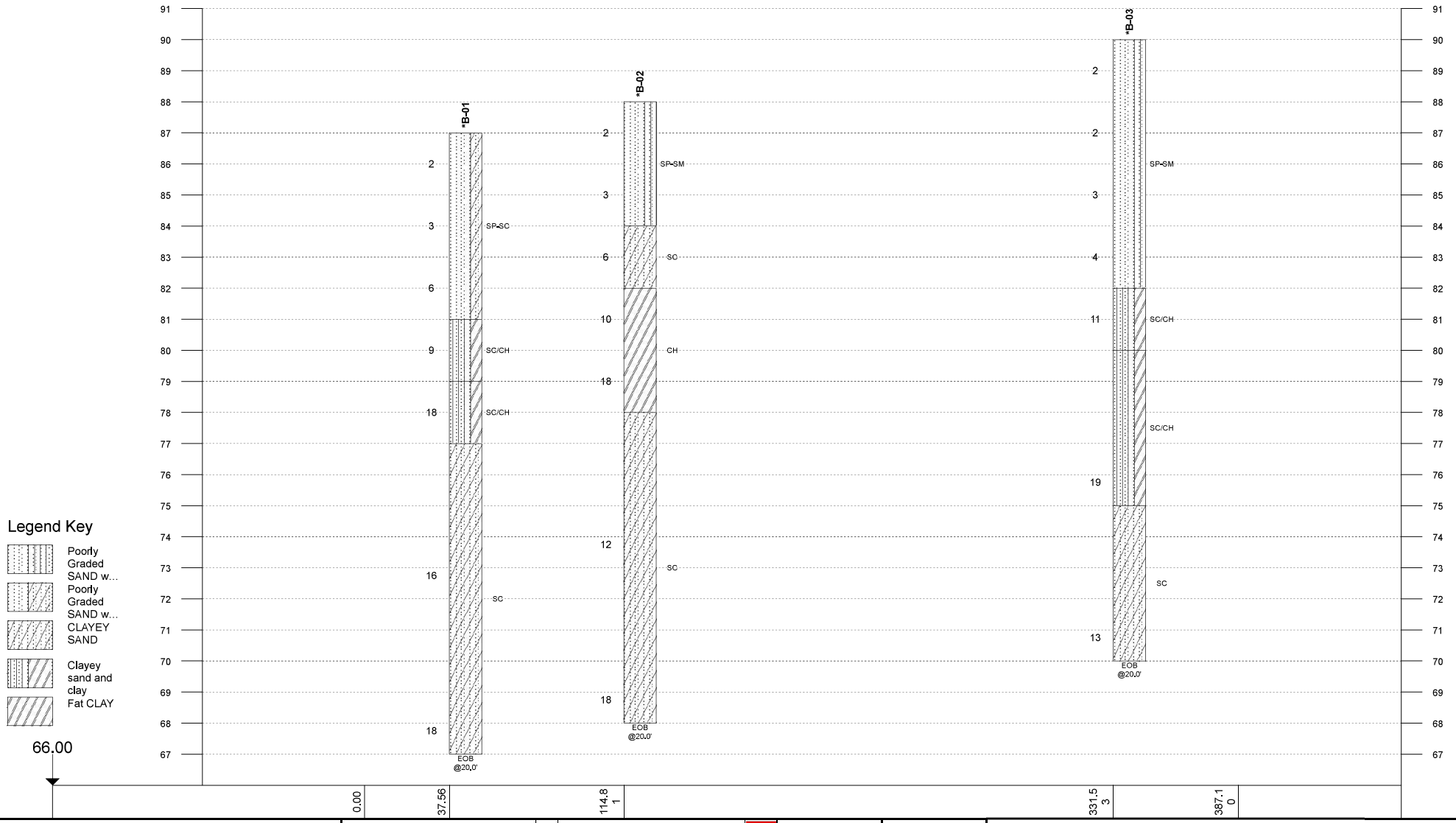
Plastic Limit Water Content Liquid Limit
X———●———△
[FINES CONTENT%]
BOTTOM OF CASING
LOSS OF CIRCULATION

WL (First Encountered)	Fill
WL (Completion)	Possible Fill
WL (Seasonal High Water)	Probable Fill
WL (Stabilized)	Rock

GENERALIZED SUBSURFACE SOIL PROFILE Section A-A'

Motory - Alachua
Gray Construction Services, Inc.
US Hwy 441, Alachua, Florida 32615

Project No: 35:32422 Date: 01/12/2022



Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit

[FINES CONTENT%]

BOTTOM OF CASING

LOSS OF CIRCULATION

WL (First Encountered)

WL (Completion)

WL (Seasonal High Water)

WL (Stabilized)

Fill

Possible Fill

Probable Fill

Rock

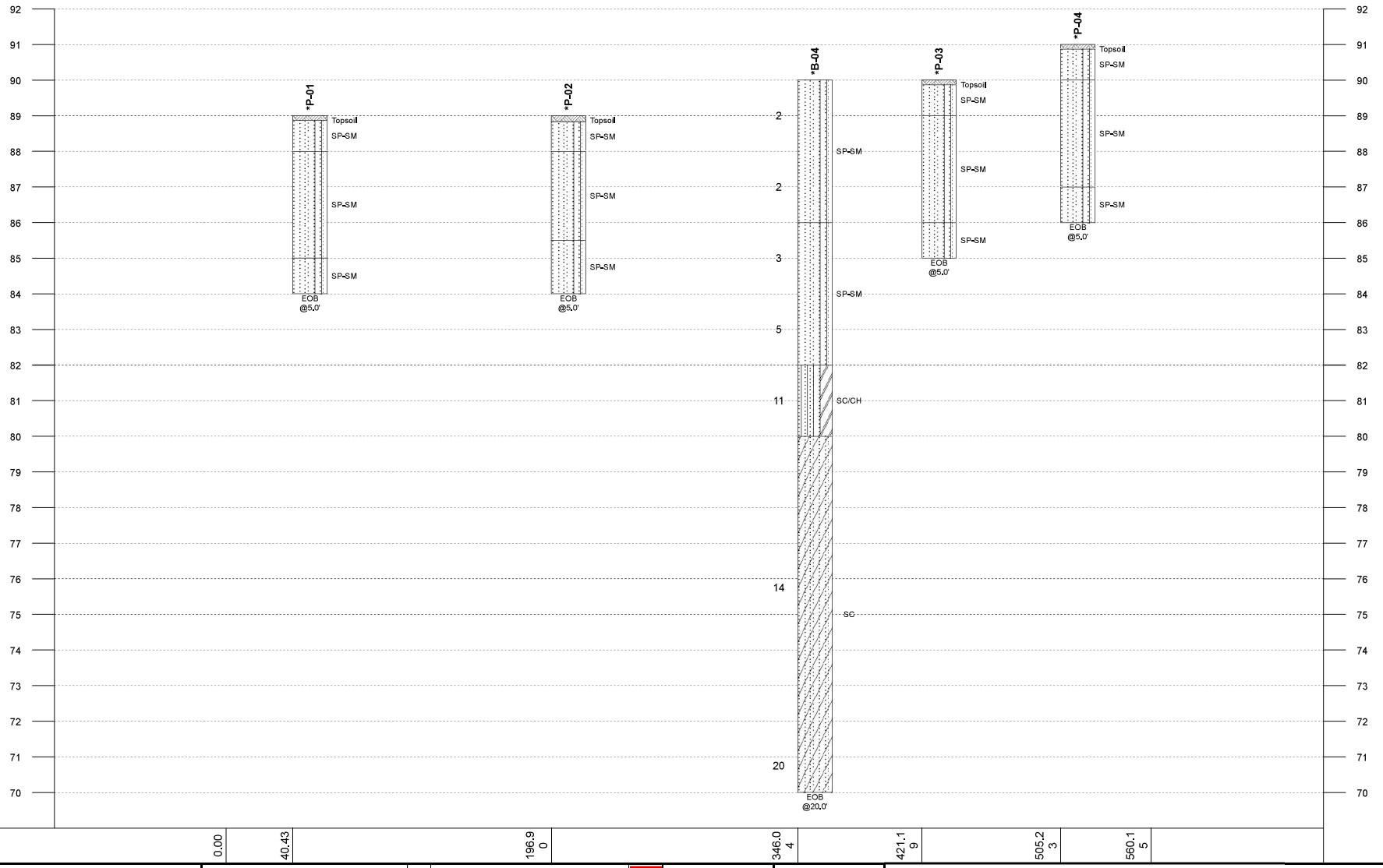
GENERALIZED SUBSURFACE SOIL PROFILE Section B-B'

Motory - Alachua

Gray Construction Services, Inc.

US Hwy 441, Alachua, Florida 32615

Project No: 35:32422 Date: 01/12/2022



Legend Key

- Topsoil
- Poorly Graded SAND w…
- Clayey sand and clay
- CLAYEY SAND

69.00

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit

[FINES CONTENT%]

BOTTOM OF CASING

LOSS OF CIRCULATION

WL (First Encountered)

WL (Completion)

WL (Seasonal High Water)

WL (Stabilized)

Fill

Possible Fill

Probable Fill

Rock

GENERALIZED SUBSURFACE SOIL PROFILE Section C-C'

Motory - Alachua
Gray Construction Services, Inc.
US Hwy 441, Alachua, Florida 32615

Project No: 35:32422 Date: 01/12/2022

APPENDIX B – Field Operations

Soil Boring Logs
Field Exploration Procedures
Key to Soil Classification

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**B-01**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983935.4	**194511.6**		**87.0**

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP-SC) FINE SAND WITH CLAY, dark brown, moist, very loose to loose			2-1-1-1 (2)
	S-2	SS	24	24				3-1-2-2 (3)
5	S-3	SS	24	24			82	3-3-3-3 (6)
	S-4	SS	24	24	(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, greenish orange, moist, loose MC=12.0%; FC=48.3% LL=61; PL=39; PI=22			3-4-5-8 (9)
	S-5	SS	24	24				8-6-12-14 (18)
10					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, greenish orange, moist, medium dense MC=29.0%; FC=44.0% LL=61; PL=33; PI=28		77	
	S-6	SS	18	18	(SC) CLAYEY FINE SAND, light gray, moist, medium dense			7-7-9 (16)
15							72	
	S-7	SS	18	18				6-9-9 (18)
20					**END OF DRILLING AT 20.0 FT**		67	
25							62	
30							57	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 30 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 30 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **6.00, perched**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Mud rotary**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**B-02**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983857.5	**194510.6**		**88.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

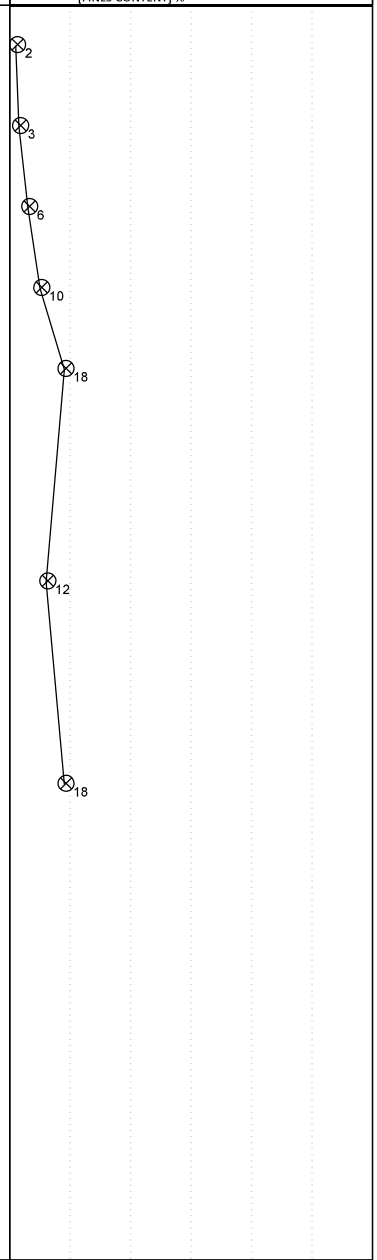
RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist, very loose		88	2-1-1-1 (2)
	S-2	SS	24	24				3-2-1-2 (3)
5	S-3	SS	24	24	(SC) CLAYEY FINE SAND, brown, moist, loose		83	3-3-3-4 (6)
	S-4	SS	24	24	(CH) SANDY FAT CLAY, greenish orange, moist, stiff to very stiff MC=45.0%; FC=60.0% LL=71; PL=27; PI=44			3-4-6-8 (10)
	S-5	SS	24	24				8-7-11-12 (18)
10					(SC) CLAYEY FINE SAND, light gray, moist, medium dense		78	
	S-6	SS	18	18				4-6-6 (12)
15							73	
	S-7	SS	18	18				6-8-10 (18)
20					**END OF DRILLING AT 20.0 FT**		68	
25							63	
30							58	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)		BORING STARTED: **Dec 30 2021**	CAVE IN DEPTH:
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Dec 30 2021**	HAMMER TYPE:
▼ WL (Seasonal High Water)	**6.00, perched**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Mud rotary**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**B-03**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983643.7	**194474.7**		**90.0**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist, very loose to loose		90	3-1-1-1 (2)
	S-2	SS	24	24				2-1-1-1 (2)
5	S-3	SS	24	24			85	2-1-2-3 (3)
	S-4	SS	24	24				2-2-2-3 (4)
	S-5	SS	24	24	(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, gray, moist, medium dense			5-5-6-5 (11)
10					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, greenish orange, moist, medium dense MC=7.0%; FC=49.3% LL=62; PL=40; PI=22		80	
	S-6	SS	18	18				4-9-10 (19)
15					(SC) CLAYEY FINE SAND, light gray, moist, medium dense		75	
	S-7	SS	18	18				5-6-7 (13)
20					**END OF DRILLING AT 20.0 FT**		70	
25							65	
30							60	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

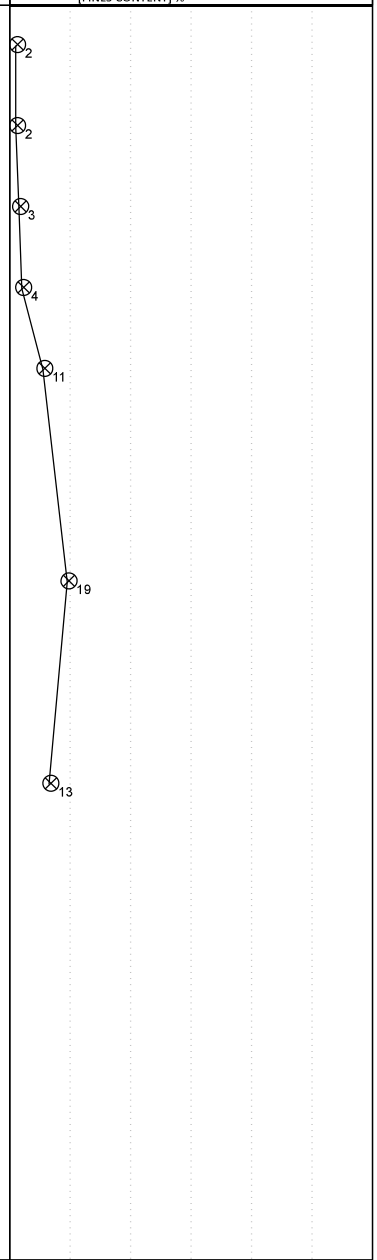
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 30 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 30 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **8.00, perched**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Mud rotary**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**B-04**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983642.8	**194547.9**		**90.0**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark brown, moist, very loose		90	2-1-1-1 (2)
	S-2	SS	24	24				2-1-1-1 (2)
5	S-3	SS	24	24	(SP-SM) FINE SAND WITH SILT, dark orange, moist, very loose to loose		85	2-1-2-1 (3)
	S-4	SS	24	24				2-2-3-3 (5)
	S-5	SS	24	24	(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, gray, moist, medium dense			5-5-6-5 (11)
10					(SC) CLAYEY FINE SAND, gray, moist, medium dense		80	
	S-6	SS	18	18				5-6-8 (14)
15							75	
	S-7	SS	18	18				11-9-11 (20)
20					**END OF DRILLING AT 20.0 FT**		70	
25							65	
30							60	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

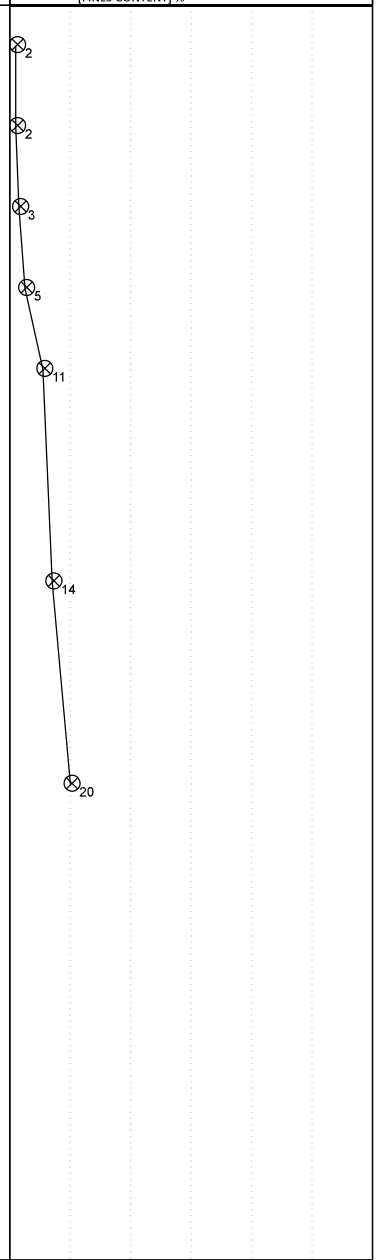
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)		BORING STARTED: **Dec 30 2021**	CAVE IN DEPTH:
WL (Completion)	**Dry**	BORING COMPLETED: **Dec 30 2021**	HAMMER TYPE:
WL (Seasonal High Water)	**8.00, perched**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Mud rotary**
WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**P-01**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
Motory - Alachua	**Standard Drilling Services LLC**

SITE LOCATION: **US Hwy 441, Alachua, Florida 32615**

LOSS OF CIRCULATION

NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983932.9	**194644.4**		**89.0**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]			
					(SP-SM) FINE SAND WITH SILT, dark brown, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, brown, moist			
5	S-3	AU	6		(SP-SM) FINE SAND WITH SILT, orange, moist		84	
					END OF DRILLING AT 5.0 FT			
10							79	
15							74	
20							69	
25							64	
30							59	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)		BORING STARTED: **Dec 29 2021**	CAVE IN DEPTH:
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Dec 29 2021**	HAMMER TYPE:
▼ WL (Seasonal High Water)	**Greater than 5.00**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**P-02**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983793.2	**194570.2**		**89.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[2.00"]			
					(SP-SM) FINE SAND WITH SILT, dark brown, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, brown, moist			
	S-3	AU	6		(SP-SM) FINE SAND WITH SILT, orange, moist			
5					**END OF DRILLING AT 5.0 FT**		84	
10							79	
15							74	
20							69	
25							64	
30							59	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 5.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**P-03**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983573.0	**194519.9**		**90.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]		90	
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, brown, moist			
	S-3	AU	6		(SP-SM) FINE SAND WITH SILT, orange, moist			
5					**END OF DRILLING AT 5.0 FT**		85	
10							80	
15							75	
20							70	
25							65	
30							60	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 5.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**P-04**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1983483.7	**194520.0**		**91.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]		91	
					(SP-SM) FINE SAND WITH SILT, dark brown, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, brown, moist			
	S-3	AU	6		(SP-SM) FINE SAND WITH SILT, orange, moist			
5					**END OF DRILLING AT 5.0 FT**		86	
10							81	
15							76	
20							71	
25							66	
30							61	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 5.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-01**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984499.9	**194467.7**		**87.0**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]			
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SM) SILTY FINE SAND, dark brown, moist MC=5.0%; FC=12.1% k=5.5 ft/day			
5							82	
	S-3	AU	6		(SC) CLAYEY FINE SAND, dark brown, moist			
10	S-4	AU	6				77	
	S-5	AU	6					
15					**END OF DRILLING AT 15.0 FT**		72	
20							67	
25							62	
30							57	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 15.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-02**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984361.6	**194426.8**		**85.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]		85	
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
					(SP-SM) FINE SAND WITH SILT, brown, moist			
	S-2	AU	6					
5							80	
					(SC) CLAYEY FINE SAND, brown, moist MC=10.0%; FC=24.4%			
	S-3	AU	6					
10	S-4	AU	6				75	
	S-5	AU	6					
15					**END OF DRILLING AT 15.0 FT**		70	
20							65	
25							60	
30							55	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 15.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-03**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
Motory - Alachua	**Standard Drilling Services LLC**

SITE LOCATION: **US Hwy 441, Alachua, Florida 32615**

LOSS OF CIRCULATION

NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984288.4	**194519.5**		**85.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]		85	
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SC) FINE SAND WITH CLAY, brown, moist			
5	S-3	AU	6				80	
	S-4	AU	6		(SC) CLAYEY FINE SAND, brown, moist			
10	S-5	AU	6				75	
	S-6	AU	6					
15					**END OF DRILLING AT 15.0 FT**		70	
20							65	
25							60	
30							55	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)		BORING STARTED: **Dec 29 2021**	CAVE IN DEPTH:
WL (Completion)	**Dry**	BORING COMPLETED: **Dec 29 2021**	HAMMER TYPE:
WL (Seasonal High Water)	**Greater than 15.00**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-04**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984224.7	**194466.7**		**84.0**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]			
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, gray, moist			
5	S-3	AU	6		(SC) CLAYEY FINE SAND, gray, moist		79	
	S-4	AU	6					
					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, orange, moist			
10	S-5	AU	6				74	
	S-6	AU	6					
15					**END OF DRILLING AT 15.0 FT**		69	
20							64	
25							59	
30							54	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)		BORING STARTED: **Dec 29 2021**	CAVE IN DEPTH:
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Dec 29 2021**	HAMMER TYPE:
▼ WL (Seasonal High Water)	**8.00, perched**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-05**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984169.3	**194431.1**		**84.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]			
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, brown, moist MC=7.0%; FC=10.6% k=23.5 ft/day			
5							79	
	S-3	AU	6		(SC) CLAYEY FINE SAND, brown, moist			
10							74	
	S-4	AU	6		(SC) CLAYEY FINE SAND, gray, moist			
	S-5	AU	6					
15					**END OF DRILLING AT 15.0 FT**		69	
20							64	
25							59	
30							54	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 15.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-06**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984152.3	**194571.4**		**84.0**

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[2.00"]			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-3	AU	6		(SC) CLAYEY FINE SAND, dark orange, moist			
5					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, brown, moist		79	
	S-4	AU	6		(SM) SILTY FINE SAND, brown, moist MC=12.0%; FC=22.0% k=6.1 ft/day			
10	S-5	AU	6				74	
15					**END OF DRILLING AT 15.0 FT**		69	
20							64	
25							59	
30							54	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)		BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
WL (Completion)	**Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
WL (Seasonal High Water)	**2.50, perched**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
WL (Stabilized)				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-07**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984083.9	**194487.9**		**84.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	AU	6		Topsoil Thickness[1.50"]			
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SM) FINE SAND WITH SILT, dark brown, moist			
5					(SC) CLAYEY FINE SAND, gray, moist		79	
	S-3	AU	6					
					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, light gray, moist			
	S-4	AU	6					
10					(SC) CLAYEY FINE SAND, brown, moist		74	
	S-5	AU	6					
					(SC/CH) CLAYEY FINE SAND/ SANDY FAT CLAY, light gray, moist			
	S-6	AU	6					
15					**END OF DRILLING AT 15.0 FT**		69	
20							64	
25							59	
30							54	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)		BORING STARTED: **Dec 29 2021**	CAVE IN DEPTH:
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Dec 29 2021**	HAMMER TYPE:
▼ WL (Seasonal High Water)	**8.00, perched**	EQUIPMENT: **Truck** / LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Gray Construction Services, Inc.	**35:32422**	**A-08**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Motory - Alachua	**Standard Drilling Services LLC**		
SITE LOCATION:			LOSS OF CIRCULATION
US Hwy 441, Alachua, Florida 32615			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION:
1984079.0	**194608.7**		**85.0**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
	S-1	AU	6		Topsoil Thickness[2.00"]			
					(SP-SM) FINE SAND WITH SILT, dark gray, moist			
	S-2	AU	6		(SP-SC) FINE SAND WITH CLAY, orange, moist			
	S-3	AU	6					
5					(SC) CLAYEY FINE SAND, brown, moist		80	
	S-4	AU	6					
					(SC) CLAYEY FINE SAND, light gray, moist			
10	S-5	AU	6				75	
15					**END OF DRILLING AT 15.0 FT**		70	
20							65	
25							60	
30							55	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	BORING STARTED: **Dec 29 2021**		CAVE IN DEPTH:
▼ WL (Completion) **Dry**	BORING COMPLETED: **Dec 29 2021**		HAMMER TYPE:
▼ WL (Seasonal High Water) **Greater than 15.00**	EQUIPMENT: **Truck**	LOGGED BY: **SK7**	DRILLING METHOD: **Flight Auger**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

FIELD EXPLORATION PROCEDURES

Standard Penetration Test (SPT) Borings

The Standard Penetration Test (SPT) borings were made in general accordance with the latest revision of ASTM D 1586, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced by rotary (or "wash-n-chop") drilling techniques. At 2 ½ to 5 foot intervals, a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the soil using a 140 pound hammer falling on the average 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less if in hard rock-like material), the sampler was retrieved from the borehole and representative samples of the material within the split-barrel were containerized and sealed. After completing the drilling operations, the samples for each boring were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classification. The retrieved samples will be kept in our facility for a period of sixty (60) calendar days unless directed otherwise.

Flight Auger Boring

The auger borings were performed mechanically by the use of a continuous-flight auger attached to the drill rig and in general accordance with the latest revision of ASTM D 1452, "Soil Investigation and Sampling by Auger Borings". Representative samples of the soils brought to the ground surface by the augering process were containerized and sealed, and transported to our laboratory where they were examined by our engineer to verify the driller's field classification.

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SM SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS			
SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION		
DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS		
UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS	
SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
Dual Symbol (ex: SW-SM)	10	10
With	15 - 20	15 - 25
Adjective (ex: "Silty")	≥25	≥30

WATER LEVELS[6]		
	WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
	SHW	Seasonal High WT
	ACR	After Casing Removal
	SWT	Stabilized Water Table
	DCI	Dry Cave-In
	WCI	Wet Cave-In

[1]Classifications and symbols per ASTM D 2488-09 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-09 Note 16.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-09.

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APPENDIX C – Laboratory Testing

Laboratory Data

Laboratory Testing Summary

Sample Source	Sample Number	Start Depth (feet)	End Depth (feet)	Sample Distance (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Constant Head Permeability (ft/day)[5]
							LL	PL	PI		
B-1	S-4	6.0	8.0	2.0	12.0	SC/CH	61	39	22	48.3	
B-3	S-6	13.5	15.0	2.0	7.0	SC/CH	62	40	22	49.3	
A-1		3.0	5.0	2.0	5.0	SM				12.1	k = 5.5
A-2	S-4	10.0	12.0	2.0	10.0	SC				24.4	
A-5		2.0	4.0	2.0	7.0	SP-SM				10.6	k = 23.5
A-6		8.0	10.0	2.0	12.0	SM				22.0	k = 6.1
B-1	S-5	8.0	10.0	2.0	29.0	SC/CH	61	33	28	44.0	
B-2	S-5	8.0	10.0	2.0	45.0	CH	71	27	44	60.0	

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. ASTM D 2434

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index

Project No. **35:32422**

Project Name: **Motory Alachua**

PM: **C. Dunlap**

PE: **D. Spangler**

Printed On: **January 12, 2022**

ECS Florida, LLC

6342 NW 18th Drive, Unit 10
Gainesville, Florida 32653

(352) 221-9221

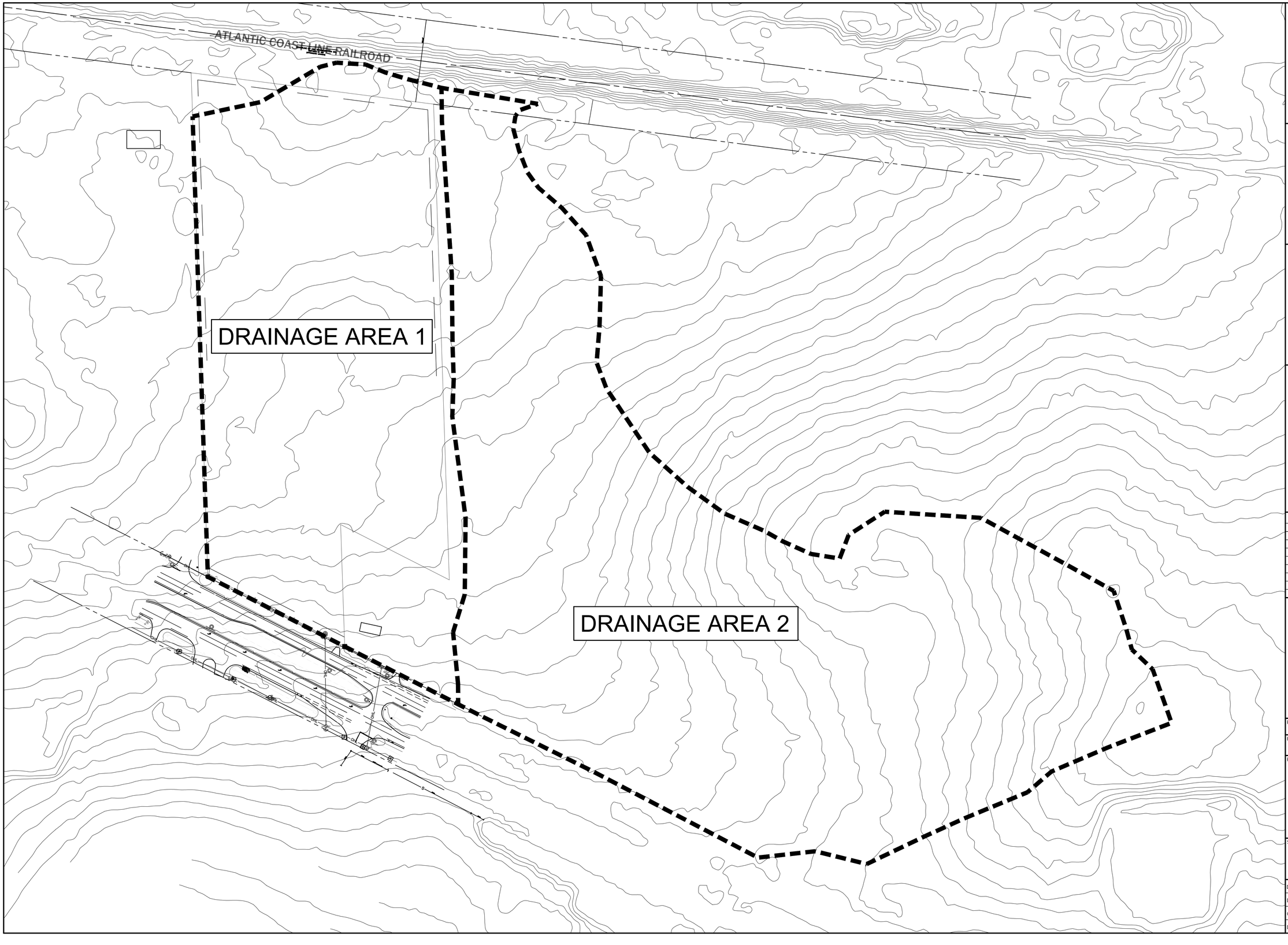
Attachment B

Aerial Photographs

Sage Blvd
M L King Blvd

Attachment C

Pre and Post-Development Drainage Maps



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-065

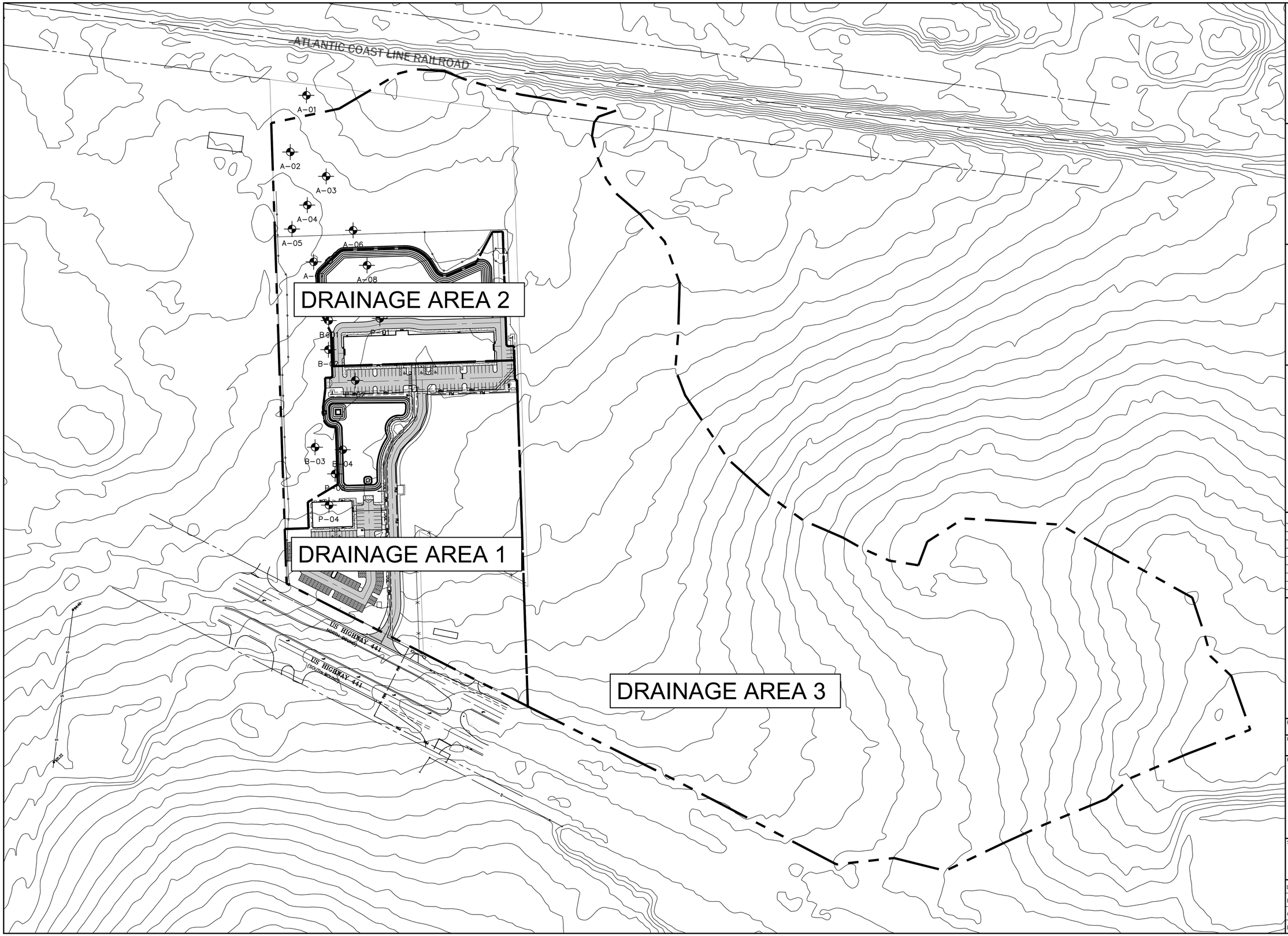
Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PRE-DEVELOPMENT DRAINAGE AREA MAP

Designed: QH	Sheet No.: PRE
Drawn: MAB	
Checked: CSV	
Date: 02/28/22	

\\SERVER3\engprojects\2021-0065 - Motory - 05970-004-000 - Govinda Romero\Design Reports\Drainage\Working DWG\R21065E1.dwg, 2/23/2022 10:38:33 AM, DWG To PDF.pc3



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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-065

Project phase: CITY SUBMITTAL

Project title: MOTORY SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: POST-DEVELOPMENT DRAINAGE AREA MAP

Designed:	QH
Drawn:	MAB
Checked:	CSV
Date:	12/22/22

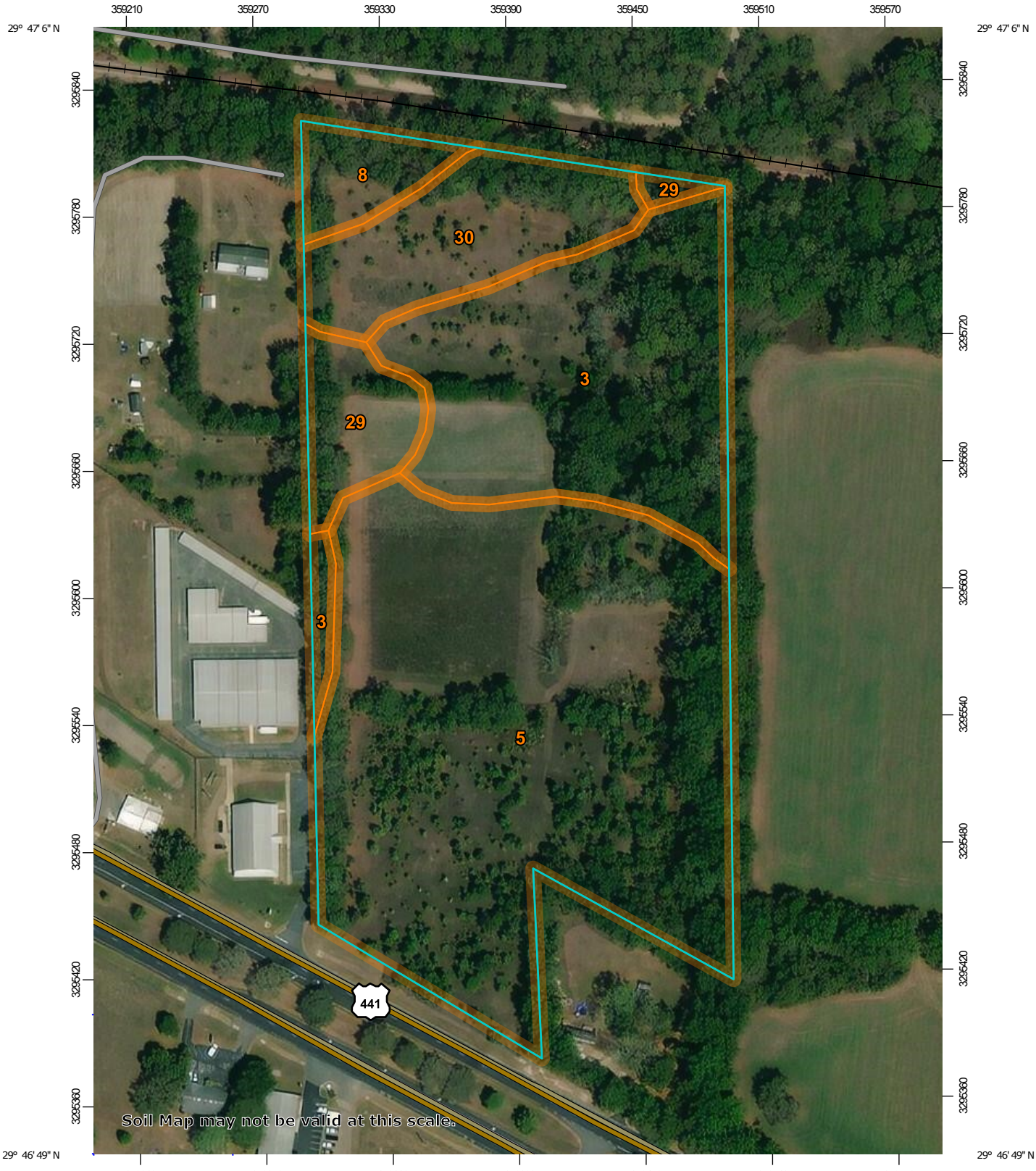
Sheet No.: POST

\\SERVER3\engprojects\2021-0065 - Motory - 05970-004-000 - Govinda Romero\Design Reports\Drainage\Working DWG\R21065E1.dwg, 2/13/2023 2:47:01 PM, DWG To PDF.pc3

Attachment D

Soils Map

Soil Map—Alachua County, Florida



Map Scale: 1:2,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 22, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	4.8	25.7%
5	Fort Meade fine sand, 0 to 5 percent slopes	10.2	54.7%
8	Millhopper sand, 0 to 5 percent slopes	0.7	3.6%
29	Lochloosa fine sand, 2 to 5 percent slopes	1.0	5.3%
30	Kendrick sand, 2 to 5 percent slopes	2.0	10.7%
Totals for Area of Interest		**18.7**	**100.0%**

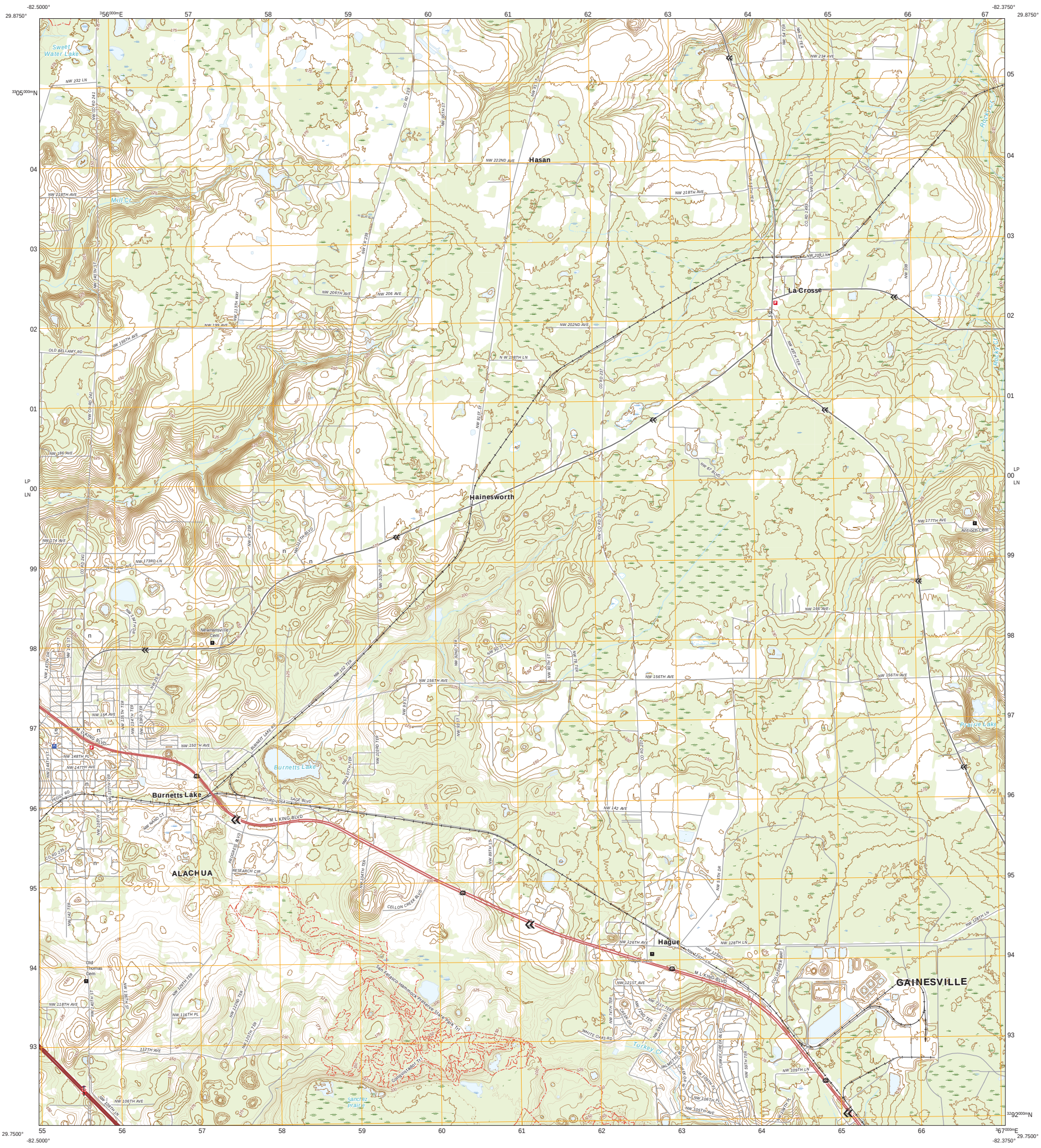
Attachment E

Quad Map

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

ALACHUA QUADRANGLE
FLORIDA - ALACHUA COUNTY
7.5-MINUTE SERIES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-82.3750°
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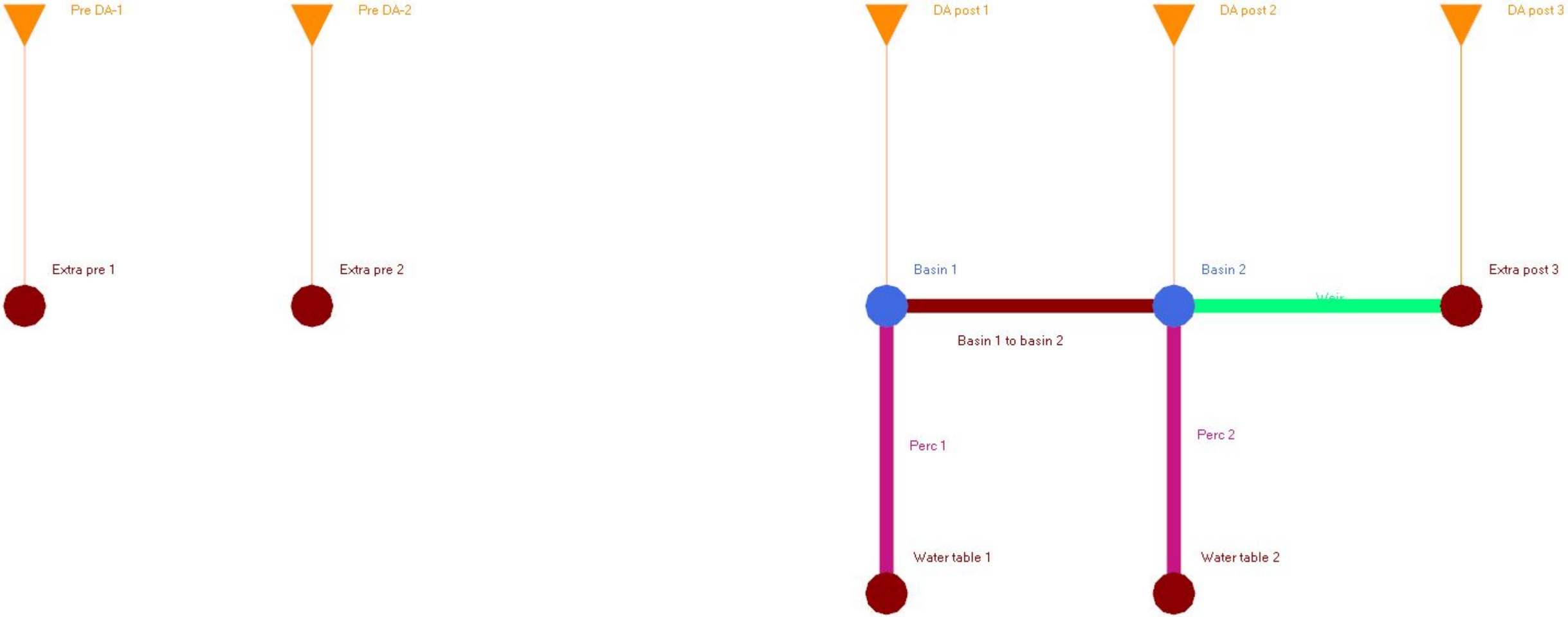
29.7500°
Sweet Water Lake
Mill Cr
Hasan
Haines Creek
La Crosse
Hainesworth
Newmansville Cem
Antioch Cem
Burnetts Lake
Prairie Lake
ALACHUA
Hague
Hague Cem
GAINESVILLE
Old Thomas Cem
Sanchez Prairie
Turkey Cr
NW 232 LN
NW 222ND AVE
NW 218TH AVE
NW 206TH AVE
NW 206 AVE
NW 202ND AVE
NW 199 AVE
NW 199TH AVE
OLD BELLAMY RD
NW 186TH AVE
NW 174 AVE
NW 173RD LN
NW 167TH AVE
NW 156TH AVE
NW 154 AVE
NW 150TH AVE
NW 147TH AVE
NW 142 AVE
NW 128TH LN
NW 126TH AVE
NW 121ST AVE
NW 118TH AVE
NW 116TH PL
112TH AVE
NW 109TH LN
NW 106TH AVE
NW 177TH AVE
NW 166 AVE
M L KING BLVD
SAGE BLVD
RESEARCH CIR
CELLON CREEK BLVD
WHITE OAKS RD
TURKEY CREEK BLVD
NW 67 BLVD
NW 43RD ST
NW 34TH ST
NW 83RD ST
NW 98TH ST
NW 122ND TER
NW 139TH TER
NW 143RD TER
NW 147TH TER
NW 150TH TER
NW 151ST TER
NW 155TH TER
NW 158TH TER
NW 162ND TER
NW 166TH TER
NW 170TH TER
NW 174TH TER
NW 178TH TER
NW 182ND TER
NW 186TH TER
NW 190TH TER
NW 194TH TER
NW 198TH TER
NW 202ND TER
NW 206TH TER
NW 210TH TER
NW 214TH TER
NW

Attachment F

Pre and Post-Development ICPR Model


Pre DA-1
Pre DA-2
DA post 1
DA post 2
DA post 3
Extra pre 1
Extra pre 2
Basin 1
Basin 2
Extra post 3
Weir
Basin 1 to basin 2
Perc 1
Perc 2
Water table 1
Water table 2

Simple Basin: DA post 1

Scenario:	Scenario1
Node:	Basin 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	7.9300 ac
Curve Number:	39.0
% Impervious:	25.08
% DCIA:	25.08
% Direct:	7.98
Rainfall Name:	

Comment:

Simple Basin: DA post 2

Scenario:	Scenario1
Node:	Basin 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.7500 ac
Curve Number:	39.0
% Impervious:	37.44
% DCIA:	37.44
% Direct:	45.67
Rainfall Name:	

Comment:

Simple Basin: DA post 3

Scenario:	Scenario1
Node:	Extra post 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	134.9000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	40.9200 ac
Curve Number:	41.4
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre DA-1

Scenario:	Scenario1
Node:	Extra pre 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	48.9900 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	13.0600 ac
Curve Number:	41.6
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre DA-2

Scenario:	Scenario1
Node:	Extra pre 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	97.3500 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	38.5500 ac
Curve Number:	40.9
% Impervious:	0.00
% DCIA:	0.00

% Direct: 0.00
Rainfall Name:

Comment:

Node: Basin 1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 87.50 ft
Warning Stage: 89.00 ft

Stage [ft]	Area [ac]	Area [ft2]
87.50	0.4730	20604
88.00	0.5040	21954
89.00	0.5670	24699
90.00	0.6330	27573

Comment:

Node: Basin 2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 83.00 ft
Warning Stage: 87.00 ft

Stage [ft]	Area [ac]	Area [ft2]
83.00	0.7890	34369
84.00	0.8780	38246
85.00	0.9690	42210
86.00	1.0620	46261
87.00	1.1580	50442
88.00	1.2560	54711

Comment:

Node: Extra post 3

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft

Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Extra pre 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Extra pre 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Water table 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Water table 2

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	0.00 ft
Warning Stage:	0.00 ft
Boundary Stage:	

Comment:

Drop Structure Link: Basin 1 to basin 2		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	84.20 ft	Invert:	83.00 ft
From Node:	Basin 1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Basin 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	270.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	88.15 ft	Ref Node:	
Control Elevation:	88.15 ft	Discharge Coefficients	
Max Depth:	1.85 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Percolation Link: Perc 1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Basin 1		
To Node:	Water table 1	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	727.00 ft
Flow Direction:	Both	Perimeter 2:	1029.00 ft
Aquifer Base Elevation:	79.50 ft	Perimeter 3:	2905.00 ft
Water Table Elevation:	80.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	5.750 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	3.750 fpd	# of Cells P2 to P3:	30
Fillable Porosity:	0.200		
Layer Thickness:	7.50 ft		

Comment:

Percolation Link: Perc 2

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Basin 2		
To Node:	Water table 2	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	1080.00 ft
Flow Direction:	Both	Perimeter 2:	1387.00 ft
Aquifer Base Elevation:	74.50 ft	Perimeter 3:	3249.00 ft
Water Table Elevation:	75.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	300.00 ft
Horizontal Conductivity:	5.750 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	3.750 fpd	# of Cells P2 to P3:	30
Fillable Porosity:	0.200		
Layer Thickness:	8.00 ft		

Comment:

Weir Link: Weir

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Basin 2	Default:	0.00 ft
To Node:	Extra post 3	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Sharp Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	86.65 ft	**Discharge Coefficients**	
Control Elevation:	86.65 ft	Weir Default:	2.800
Max Depth:	1.35 ft	Weir Table:	
Max Width:	10.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Simulation: 100yr - 001hr

Scenario: Scenario1
Run Date/Time: 2/13/2023 2:56:09 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	73.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.40 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 002hr

Scenario:	Scenario1
Run Date/Time:	2/13/2023 2:56:25 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	74.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	5.40 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 004hr

Scenario: Scenario1
Run Date/Time: 2/13/2023 2:56:39 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	76.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	6.72 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 008hr

Scenario:	Scenario1
Run Date/Time:	2/13/2023 2:56:56 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	80.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	8.00 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 024hr

Scenario: Scenario1
Run Date/Time: 2/13/2023 2:57:15 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.04 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 072hr

Scenario:	Scenario1
Run Date/Time:	2/13/2023 2:57:37 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	13.80 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 168hr

Scenario: Scenario1
Run Date/Time: 2/13/2023 2:58:11 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-168
		Rainfall Amount:	16.00 in
Edge Length Option:	Automatic	Storm Duration:	168.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100yr - 240hr

Scenario:	Scenario1
Run Date/Time:	2/13/2023 2:59:06 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	312.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-240
		Rainfall Amount:	18.00 in
Edge Length Option:	Automatic	Storm Duration:	240.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25yr - 024hr

Scenario: Scenario1
Run Date/Time: 2/13/2023 3:00:16 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	336.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	8.64 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: Mean Annual

Scenario:	Scenario1
Run Date/Time:	2/13/2023 3:01:33 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	4.20 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: WQTV

Scenario: Scenario1
Run Date/Time: 12/21/2022 3:08:07 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	
		Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	0.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simple Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
DA post 1	100yr - 001hr	23.02	0.5000	4.40	1.52	7.9300	68.8	25.08	25.08
DA post 2	100yr - 001hr	20.77	0.5000	4.40	3.68	2.7500	93.6	37.44	37.44
DA post 3	100yr - 001hr	3.21	2.1833	4.40	0.16	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 001hr	2.76	1.2333	4.40	0.16	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 001hr	3.81	1.7667	4.40	0.14	38.5500	40.9	0.00	0.00
DA post 1	100yr - 002hr	16.88	0.7500	5.40	1.98	7.9300	65.7	25.08	25.08
DA post 2	100yr - 002hr	15.04	0.7500	5.40	4.54	2.7500	92.5	37.44	37.44
DA post 3	100yr - 002hr	7.29	2.7833	5.40	0.40	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 002hr	3.96	1.7000	5.40	0.40	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 002hr	8.15	2.3667	5.40	0.37	38.5500	40.9	0.00	0.00
DA post 1	100yr - 004hr	10.43	2.5000	6.72	2.68	7.9300	62.8	25.08	25.08
DA post 2	100yr - 004hr	8.13	2.0000	6.72	5.70	2.7500	91.3	37.44	37.44
DA post 3	100yr - 004hr	14.23	4.1833	6.72	0.84	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 004hr	7.38	3.1833	6.72	0.85	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 004hr	15.67	3.7333	6.72	0.80	38.5500	40.9	0.00	0.00
DA post 1	100yr - 008hr	12.77	4.0000	8.00	3.43	7.9300	60.8	25.08	25.08
DA post 2	100yr - 008hr	8.09	4.0000	8.00	6.85	2.7500	90.3	37.44	37.44
DA post 3	100yr - 008hr	15.98	5.8333	8.00	1.39	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 008hr	7.63	4.4333	8.00	1.40	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 008hr	16.67	5.3500	8.00	1.34	38.5500	40.9	0.00	0.00
DA post 1	100yr - 024hr	4.53	12.0000	11.04	5.44	7.9300	57.7	25.08	25.08
DA post 2	100yr - 024hr	2.69	12.0000	11.04	9.64	2.7500	88.5	37.44	37.44
DA post 3	100yr - 024hr	11.68	15.9500	11.04	3.02	40.9200	41.4	0.00	0.00

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Pre DA-1	100yr - 024hr	4.14	12.3333	11.04	3.04	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 024hr	10.95	15.6000	11.04	2.95	38.5500	40.9	0.00	0.00
DA post 1	100yr - 072hr	3.90	59.9167	13.80	7.48	7.9300	56.1	25.08	25.08
DA post 2	100yr - 072hr	1.76	59.9167	13.80	12.21	2.7500	87.3	37.44	37.44
DA post 3	100yr - 072hr	15.90	60.5333	13.80	4.80	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 072hr	5.42	60.0667	13.80	4.83	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 072hr	15.25	60.2833	13.80	4.70	38.5500	40.9	0.00	0.00
DA post 1	100yr - 168hr	2.97	160.0000	16.00	9.20	7.9300	55.1	25.08	25.08
DA post 2	100yr - 168hr	1.24	160.0000	16.00	14.30	2.7500	86.6	37.44	37.44
DA post 3	100yr - 168hr	13.56	160.1667	16.00	6.36	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 168hr	4.42	160.0167	16.00	6.40	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 168hr	12.75	160.1000	16.00	6.25	38.5500	40.9	0.00	0.00
DA post 1	100yr - 240hr	3.85	184.0000	18.00	10.83	7.9300	54.5	25.08	25.08
DA post 2	100yr - 240hr	1.62	184.0000	18.00	16.20	2.7500	86.0	37.44	37.44
DA post 3	100yr - 240hr	17.22	184.2000	18.00	7.86	40.9200	41.4	0.00	0.00
Pre DA-1	100yr - 240hr	5.66	184.0333	18.00	7.90	13.0600	41.6	0.00	0.00
Pre DA-2	100yr - 240hr	16.25	184.1167	18.00	7.74	38.5500	40.9	0.00	0.00
DA post 1	25yr - 024hr	3.03	12.0000	8.64	3.83	7.9300	60.0	25.08	25.08
DA post 2	25yr - 024hr	2.06	12.0000	8.64	7.43	2.7500	89.9	37.44	37.44
DA post 3	25yr - 024hr	6.75	16.3167	8.64	1.69	40.9200	41.4	0.00	0.00
Pre DA-1	25yr - 024hr	2.31	15.2667	8.64	1.71	13.0600	41.6	0.00	0.00
Pre DA-2	25yr - 024hr	6.31	15.8000	8.64	1.64	38.5500	40.9	0.00	0.00
DA post 1	Mean Annual	1.11	11.5500	4.20	1.44	7.9300	69.5	25.08	25.08
DA post 2	Mean	0.97	11.5500	4.20	3.51	2.7500	93.8	37.44	37.44

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
	Annual								
DA post 3	Mean Annual	0.71	21.5833	4.20	0.12	40.9200	41.4	0.00	0.00
Pre DA-1	Mean Annual	0.25	19.2667	4.20	0.13	13.0600	41.6	0.00	0.00
Pre DA-2	Mean Annual	0.63	21.4167	4.20	0.11	38.5500	40.9	0.00	0.00
DA post 1	WQTV	0.00	0.0000	0.00	0.00	7.9300	N/A	25.08	25.08
DA post 2	WQTV	0.00	0.0000	0.00	0.00	2.7500	N/A	37.44	37.44
DA post 3	WQTV	0.00	0.0000	0.00	0.00	40.9200	N/A	0.00	0.00
Pre DA-1	WQTV	0.00	0.0000	0.00	0.00	13.0600	N/A	0.00	0.00
Pre DA-2	WQTV	0.00	0.0000	0.00	0.00	38.5500	N/A	0.00	0.00

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Basin 1	100yr - 001hr	89.00	88.93	0.0010	23.02	7.68	24508
Basin 2	100yr - 001hr	87.00	84.20	-0.0010	21.14	1.69	39027
Extra post 3	100yr - 001hr	0.00	0.00	0.0000	3.21	0.00	0
Extra pre 1	100yr - 001hr	0.00	0.00	0.0000	2.76	0.00	0
Extra pre 2	100yr - 001hr	0.00	0.00	0.0000	3.81	0.00	0
Water table 1	100yr - 001hr	0.00	0.00	0.0000	1.06	0.00	0
Water table 2	100yr - 001hr	0.00	0.00	0.0000	1.69	0.00	0
Basin 1	100yr - 002hr	89.00	88.89	0.0010	16.88	7.22	24409
Basin 2	100yr - 002hr	87.00	84.55	0.0010	17.47	1.76	40436
Extra post 3	100yr - 002hr	0.00	0.00	0.0000	7.29	0.00	0
Extra pre 1	100yr - 002hr	0.00	0.00	0.0000	3.96	0.00	0
Extra pre 2	100yr - 002hr	0.00	0.00	0.0000	8.15	0.00	0
Water table 1	100yr - 002hr	0.00	0.00	0.0000	1.06	0.00	0
Water table 2	100yr - 002hr	0.00	0.00	0.0000	1.76	0.00	0
Basin 1	100yr - 004hr	89.00	88.95	0.0010	10.43	7.94	24563
Basin 2	100yr - 004hr	87.00	84.94	0.0010	13.17	1.82	41970
Extra post 3	100yr - 004hr	0.00	0.00	0.0000	14.23	0.00	0
Extra pre 1	100yr - 004hr	0.00	0.00	0.0000	7.38	0.00	0
Extra pre 2	100yr - 004hr	0.00	0.00	0.0000	15.67	0.00	0
Water table 1	100yr - 004hr	0.00	0.00	0.0000	1.07	0.00	0
Water table 2	100yr - 004hr	0.00	0.00	0.0000	1.82	0.00	0
Basin 1	100yr - 008hr	89.00	89.00	-0.0010	12.77	8.62	24705
Basin 2	100yr - 008hr	87.00	85.08	0.0010	15.12	1.85	42539
Extra post 3	100yr - 008hr	0.00	0.00	0.0000	15.98	0.00	0
Extra pre 1	100yr - 008hr	0.00	0.00	0.0000	7.63	0.00	0
Extra pre 2	100yr - 008hr	0.00	0.00	0.0000	16.67	0.00	0
Water table 1	100yr - 008hr	0.00	0.00	0.0000	1.07	0.00	0
Water table 2	100yr - 008hr	0.00	0.00	0.0000	1.85	0.00	0
Basin 1	100yr - 024hr	89.00	88.58	0.0010	4.53	3.46	23555
Basin 2	100yr - 024hr	87.00	85.54	0.0010	4.98	1.71	44393
Extra post 3	100yr - 024hr	0.00	0.00	0.0000	11.68	0.00	0
Extra pre 1	100yr - 024hr	0.00	0.00	0.0000	4.14	0.00	0
Extra pre 2	100yr - 024hr	0.00	0.00	0.0000	10.95	0.00	0
Water table 1	100yr - 024hr	0.00	0.00	0.0000	1.02	0.00	0
Water table 2	100yr - 024hr	0.00	0.00	0.0000	1.71	0.00	0
Basin 1	100yr - 072hr	89.00	88.68	0.0010	3.90	3.83	23824
Basin 2	100yr - 072hr	87.00	86.73	0.0010	5.47	1.51	49330
Extra post 3	100yr - 072hr	0.00	0.00	0.0000	15.90	0.00	0
Extra pre 1	100yr - 072hr	0.00	0.00	0.0000	5.42	0.00	0
Extra pre 2	100yr - 072hr	0.00	0.00	0.0000	15.25	0.00	0
Water table 1	100yr - 072hr	0.00	0.00	0.0000	0.90	0.00	0
Water table 2	100yr - 072hr	0.00	0.00	0.0000	1.51	0.00	0
Basin 1	100yr - 168hr	89.00	88.60	0.0010	2.97	2.95	23596
Basin 2	100yr - 168hr	87.00	86.90	0.0010	4.12	3.75	50015
Extra post 3	100yr - 168hr	0.00	0.00	0.0000	17.00	0.00	0
Extra pre 1	100yr - 168hr	0.00	0.00	0.0000	4.42	0.00	0

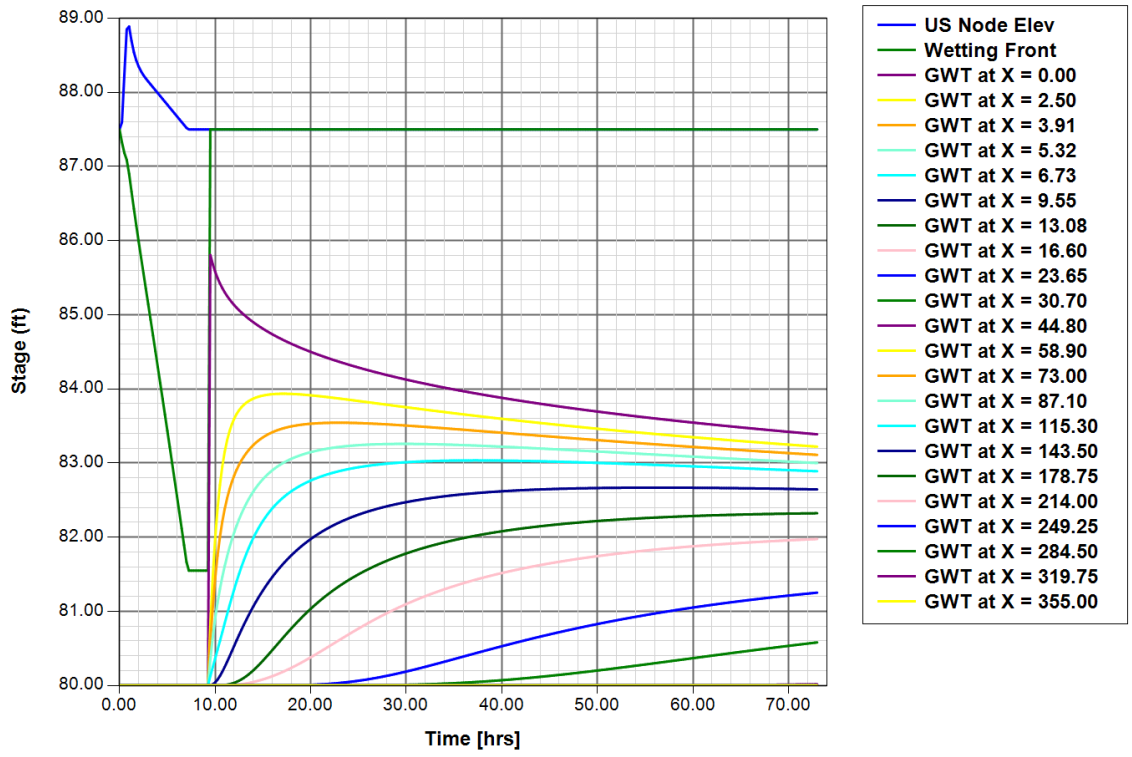
Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Extra pre 2	100yr - 168hr	0.00	0.00	0.0000	12.75	0.00	0
Water table 1	100yr - 168hr	0.00	0.00	0.0000	0.78	0.00	0
Water table 2	100yr - 168hr	0.00	0.00	0.0000	0.65	0.00	0
Basin 1	100yr - 240hr	89.00	88.68	0.0010	3.85	3.81	23832
Basin 2	100yr - 240hr	87.00	86.90	0.0010	5.37	3.80	50011
Extra post 3	100yr - 240hr	0.00	0.00	0.0000	20.65	0.00	0
Extra pre 1	100yr - 240hr	0.00	0.00	0.0000	5.66	0.00	0
Extra pre 2	100yr - 240hr	0.00	0.00	0.0000	16.25	0.00	0
Water table 1	100yr - 240hr	0.00	0.00	0.0000	0.89	0.00	0
Water table 2	100yr - 240hr	0.00	0.00	0.0000	0.94	0.00	0
Basin 1	25yr - 024hr	89.00	88.45	0.0010	3.03	1.95	23184
Basin 2	25yr - 024hr	87.00	84.20	0.0010	2.80	1.56	39034
Extra post 3	25yr - 024hr	0.00	0.00	0.0000	6.75	0.00	0
Extra pre 1	25yr - 024hr	0.00	0.00	0.0000	2.31	0.00	0
Extra pre 2	25yr - 024hr	0.00	0.00	0.0000	6.31	0.00	0
Water table 1	25yr - 024hr	0.00	0.00	0.0000	0.99	0.00	0
Water table 2	25yr - 024hr	0.00	0.00	0.0000	1.56	0.00	0
Basin 1	Mean Annual	89.00	87.60	-0.0003	1.11	0.90	20876
Basin 2	Mean Annual	87.00	83.00	-0.0001	0.97	0.97	34372
Extra post 3	Mean Annual	0.00	0.00	0.0000	0.71	0.00	0
Extra pre 1	Mean Annual	0.00	0.00	0.0000	0.25	0.00	0
Extra pre 2	Mean Annual	0.00	0.00	0.0000	0.63	0.00	0
Water table 1	Mean Annual	0.00	0.00	0.0000	0.90	0.00	0
Water table 2	Mean Annual	0.00	0.00	0.0000	0.97	0.00	0
Basin 1	WQTV	89.00	88.18	-0.0010	0.00	1.02	22448
Basin 2	WQTV	87.00	85.01	-0.0010	0.05	1.83	42250
Extra post 3	WQTV	0.00	0.00	0.0000	0.00	0.00	0
Extra pre 1	WQTV	0.00	0.00	0.0000	0.00	0.00	0
Extra pre 2	WQTV	0.00	0.00	0.0000	0.00	0.00	0
Water table 1	WQTV	0.00	0.00	0.0000	0.97	0.00	0
Water table 2	WQTV	0.00	0.00	0.0000	1.83	0.00	0

Link Min/Max Conditions [Scenario1]

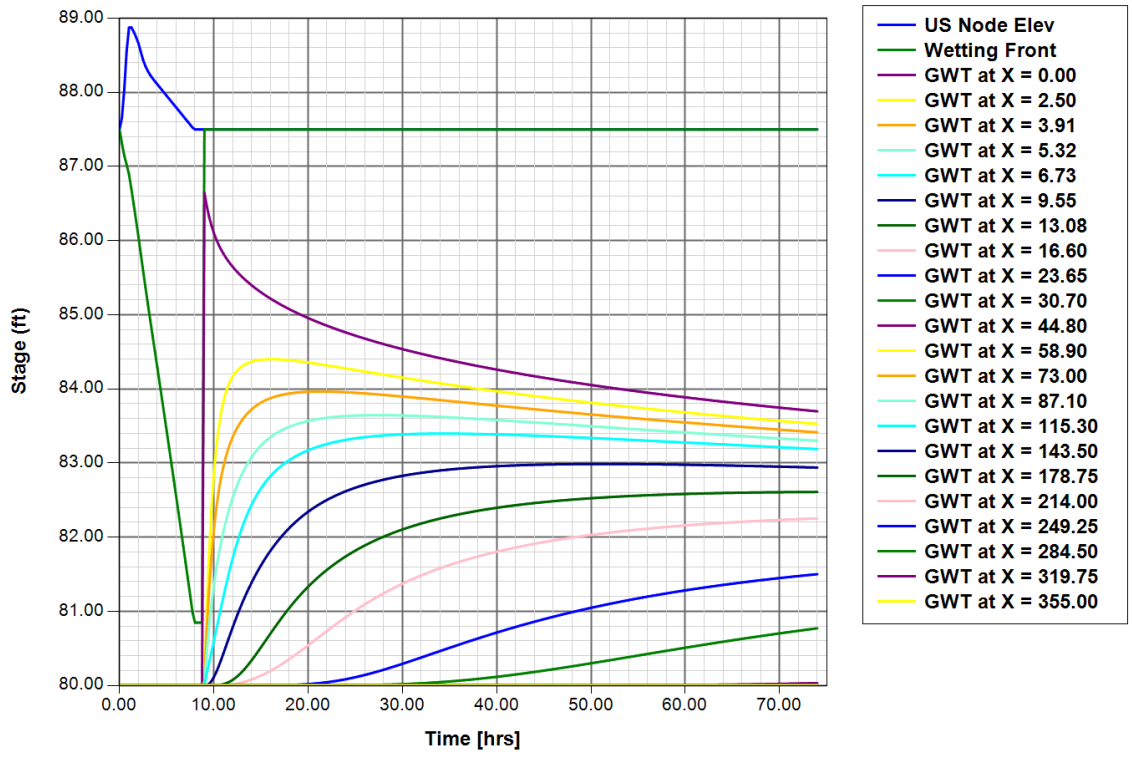
Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Basin 1 to basin 2 - Pipe	100yr - 001hr	6.62	0.00	-0.02	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 001hr	6.62	0.00	-0.01	2.83	2.83	2.83
Perc 1	100yr - 001hr	1.06	0.00	-0.85	0.00	0.00	0.00
Perc 2	100yr - 001hr	1.69	0.00	-1.30	0.00	0.00	0.00
Weir	100yr - 001hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	100yr - 002hr	6.16	0.00	0.02	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 002hr	6.16	0.00	0.01	2.76	2.76	2.76
Perc 1	100yr - 002hr	1.06	0.00	-0.46	0.00	0.00	0.00
Perc 2	100yr - 002hr	1.76	0.00	-0.20	0.00	0.00	0.00
Weir	100yr - 002hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	100yr - 004hr	6.88	0.00	-0.02	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 004hr	6.88	0.00	-0.01	2.86	2.86	2.86
Perc 1	100yr - 004hr	1.07	0.00	-0.54	0.00	0.00	0.00
Perc 2	100yr - 004hr	1.82	0.00	0.18	0.00	0.00	0.00
Weir	100yr - 004hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	100yr - 008hr	7.55	0.00	-0.02	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 008hr	7.55	0.00	-0.01	2.95	2.95	2.95
Perc 1	100yr - 008hr	1.07	0.00	0.19	0.00	0.00	0.00
Perc 2	100yr - 008hr	1.85	0.00	0.36	0.00	0.00	0.00
Weir	100yr - 008hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	100yr - 024hr	2.74	0.00	0.01	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 024hr	2.74	0.00	0.01	2.11	2.11	2.11
Perc 1	100yr - 024hr	1.02	0.00	-0.04	0.00	0.00	0.00
Perc 2	100yr - 024hr	1.71	0.00	0.11	0.00	0.00	0.00
Weir	100yr - 024hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	100yr - 072hr	3.72	0.00	-0.01	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 072hr	3.72	0.00	-0.01	2.33	2.33	2.33
Perc 1	100yr - 072hr	0.90	0.00	-0.17	0.00	0.00	0.00

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Perc 2	100yr - 072hr	1.51	0.00	0.19	0.00	0.00	0.00
Weir	100yr - 072hr	0.68	0.00	0.00	0.81	0.81	0.81
Basin 1 to basin 2 - Pipe	100yr - 168hr	2.88	0.00	-0.01	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 168hr	2.88	0.00	-0.01	2.14	2.14	2.14
Perc 1	100yr - 168hr	0.78	0.00	0.05	0.00	0.00	0.00
Perc 2	100yr - 168hr	0.65	0.00	-0.11	0.00	0.00	0.00
Weir	100yr - 168hr	3.45	0.00	0.02	1.39	1.39	1.39
Basin 1 to basin 2 - Pipe	100yr - 240hr	3.75	0.00	-0.01	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	100yr - 240hr	3.75	0.00	-0.01	2.34	2.34	2.34
Perc 1	100yr - 240hr	0.89	0.00	0.06	0.00	0.00	0.00
Perc 2	100yr - 240hr	0.94	0.00	0.15	0.00	0.00	0.00
Weir	100yr - 240hr	3.43	0.00	0.02	1.39	1.39	1.39
Basin 1 to basin 2 - Pipe	25yr - 024hr	1.56	0.00	0.01	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	25yr - 024hr	1.56	0.00	0.01	1.75	1.75	1.75
Perc 1	25yr - 024hr	0.99	0.00	-0.04	0.00	0.00	0.00
Perc 2	25yr - 024hr	1.56	0.00	0.09	0.00	0.00	0.00
Weir	25yr - 024hr	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	Mean Annual	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	Mean Annual	0.00	0.00	0.00	0.00	0.00	0.00
Perc 1	Mean Annual	0.90	0.00	-0.12	0.00	0.00	0.00
Perc 2	Mean Annual	0.97	0.00	-0.06	0.00	0.00	0.00
Weir	Mean Annual	0.00	0.00	0.00	0.00	0.00	0.00
Basin 1 to basin 2 - Pipe	WQTV	0.05	0.00	0.05	0.00	0.00	0.00
Basin 1 to basin 2 - Weir: 1	WQTV	0.05	0.00	0.00	0.00	0.00	0.00
Perc 1	WQTV	0.97	0.00	-0.49	0.00	0.00	0.00
Perc 2	WQTV	1.83	0.00	-0.15	0.00	0.00	0.00
Weir	WQTV	0.00	0.00	0.00	0.00	0.00	0.00

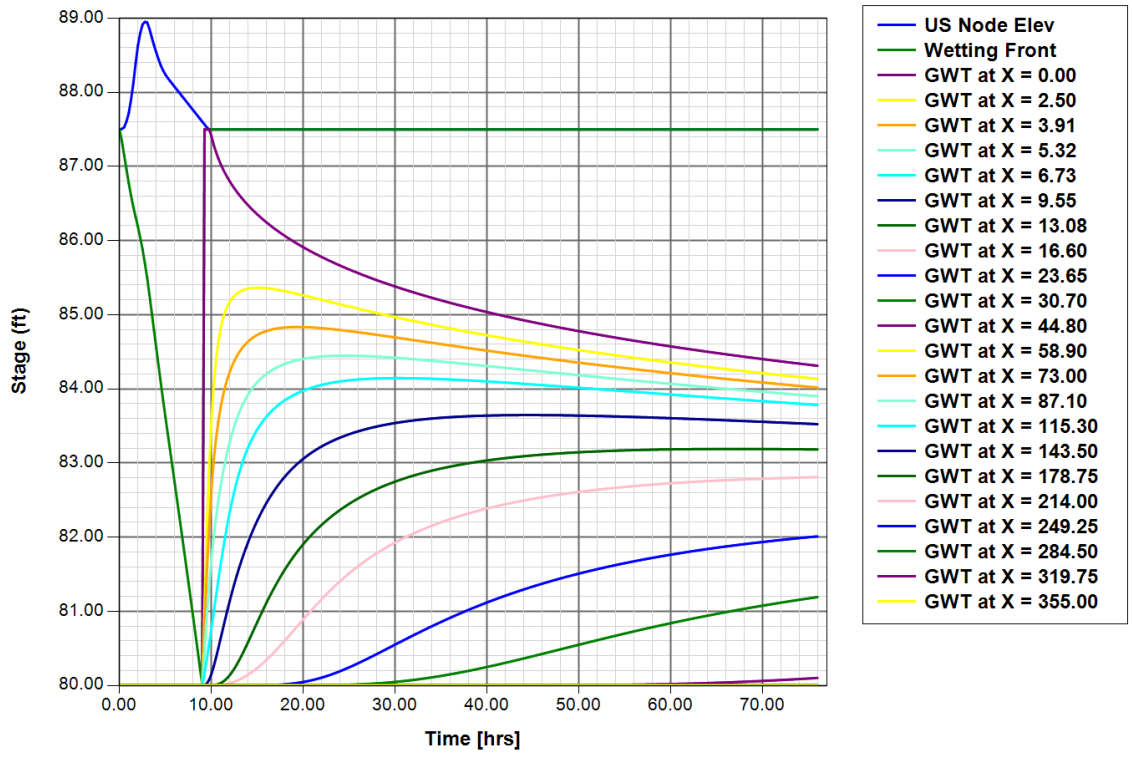
Perc Link: Perc 1 (Sim: 100yr - 001hr) [Perc 1]



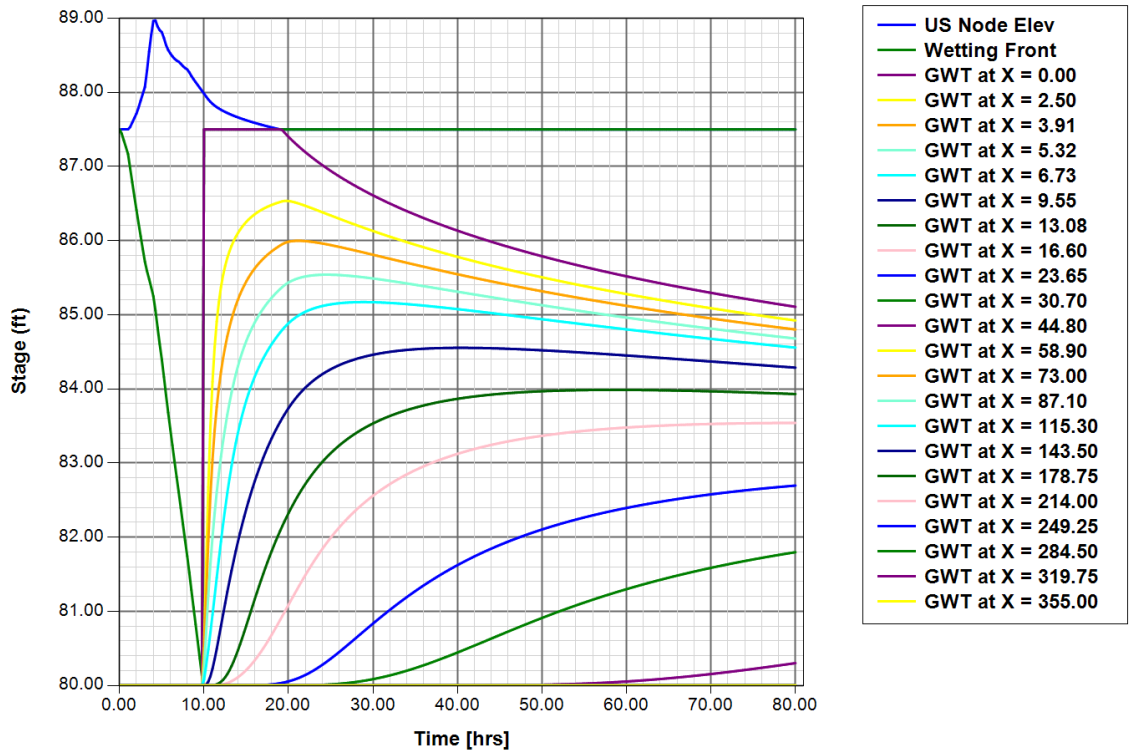
Perc Link: Perc 1 (Sim: 100yr - 002hr) [Perc 1]



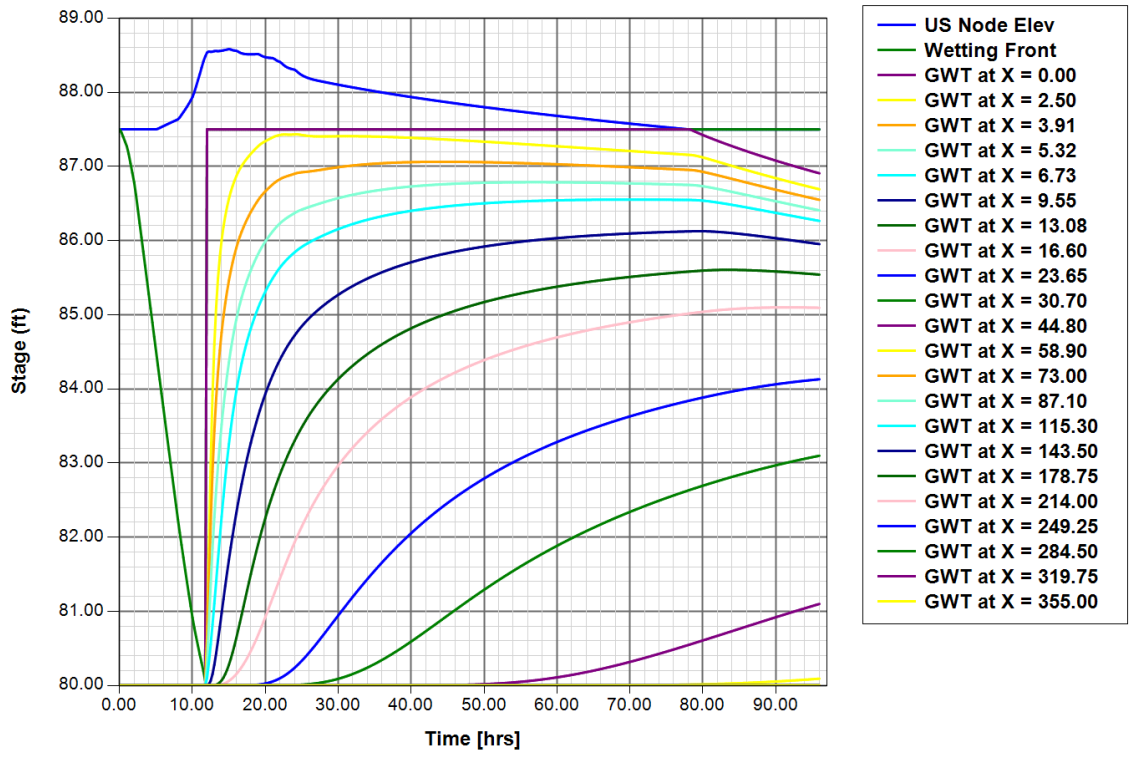
Perc Link: Perc 1 (Sim: 100yr - 004hr) [Perc 1]



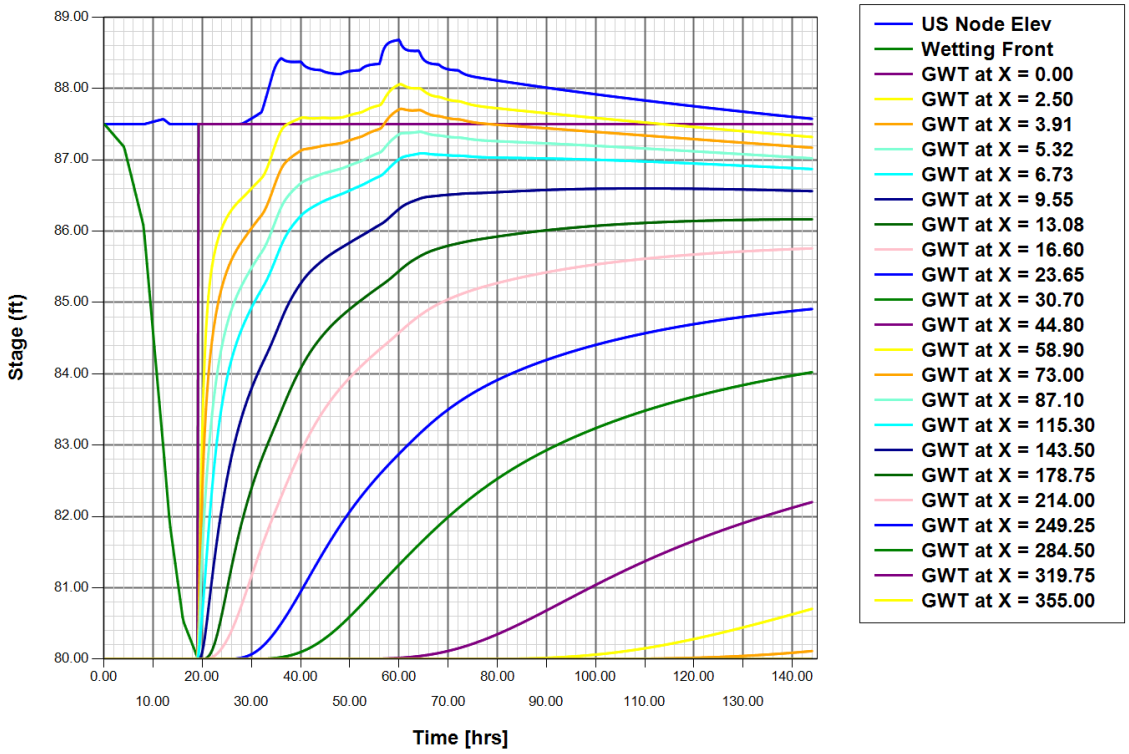
Perc Link: Perc 1 (Sim: 100yr - 008hr) [Perc 1]



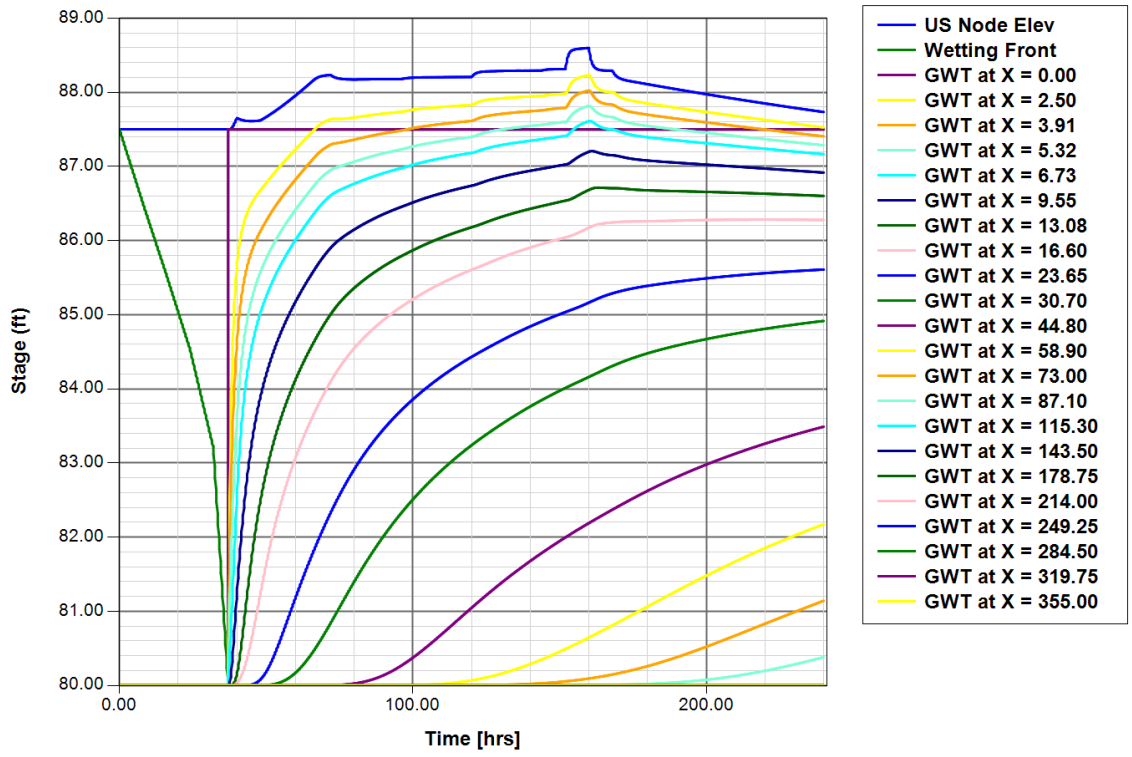
Perc Link: Perc 1 (Sim: 100yr - 024hr) [Perc 1]



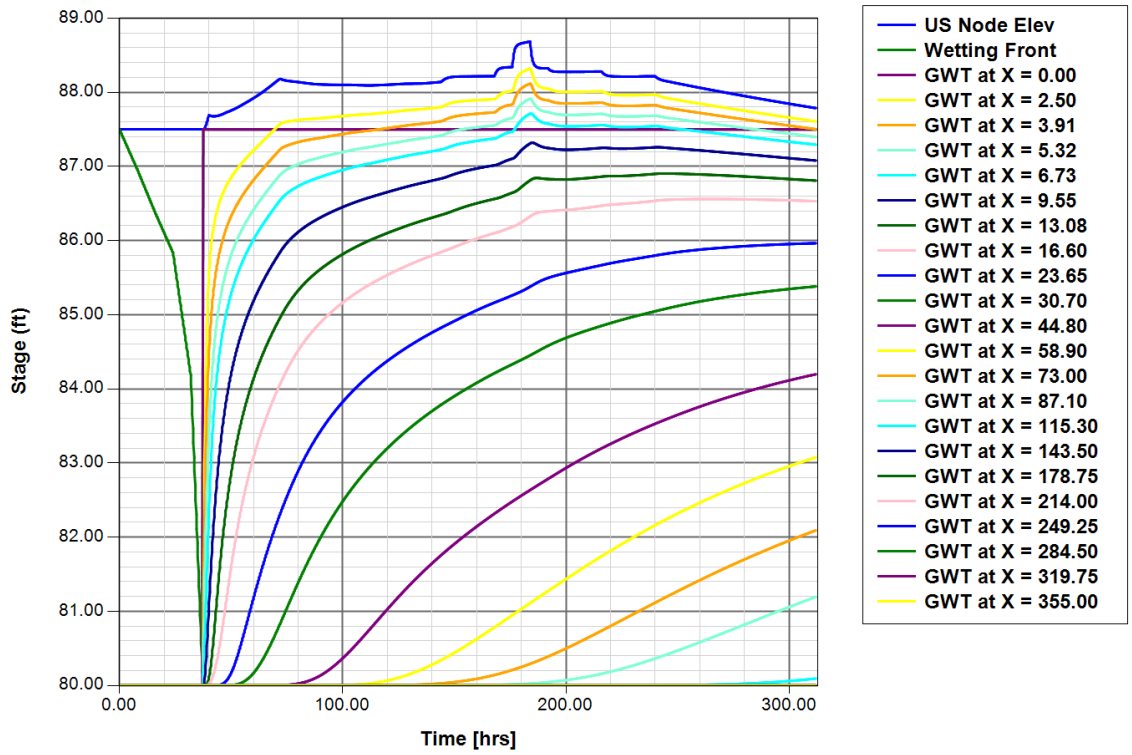
Perc Link: Perc 1 (Sim: 100yr - 072hr) [Perc 1]



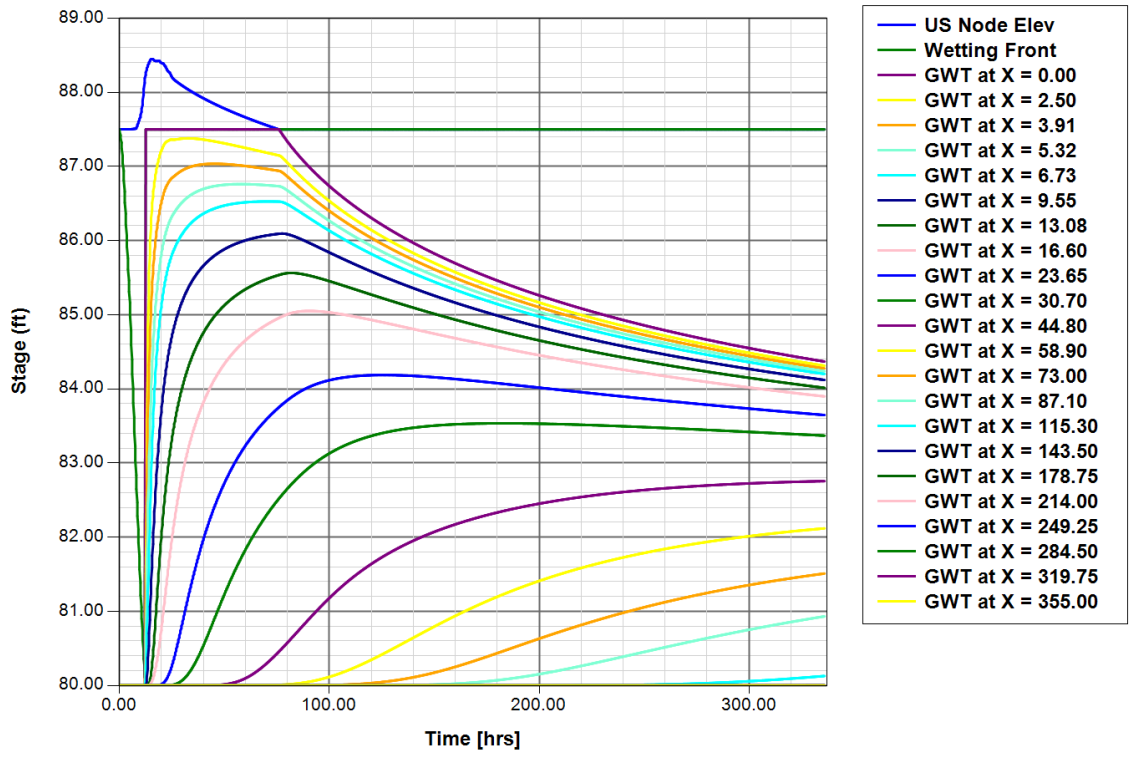
Perc Link: Perc 1 (Sim: 100yr - 168hr) [Perc 1]



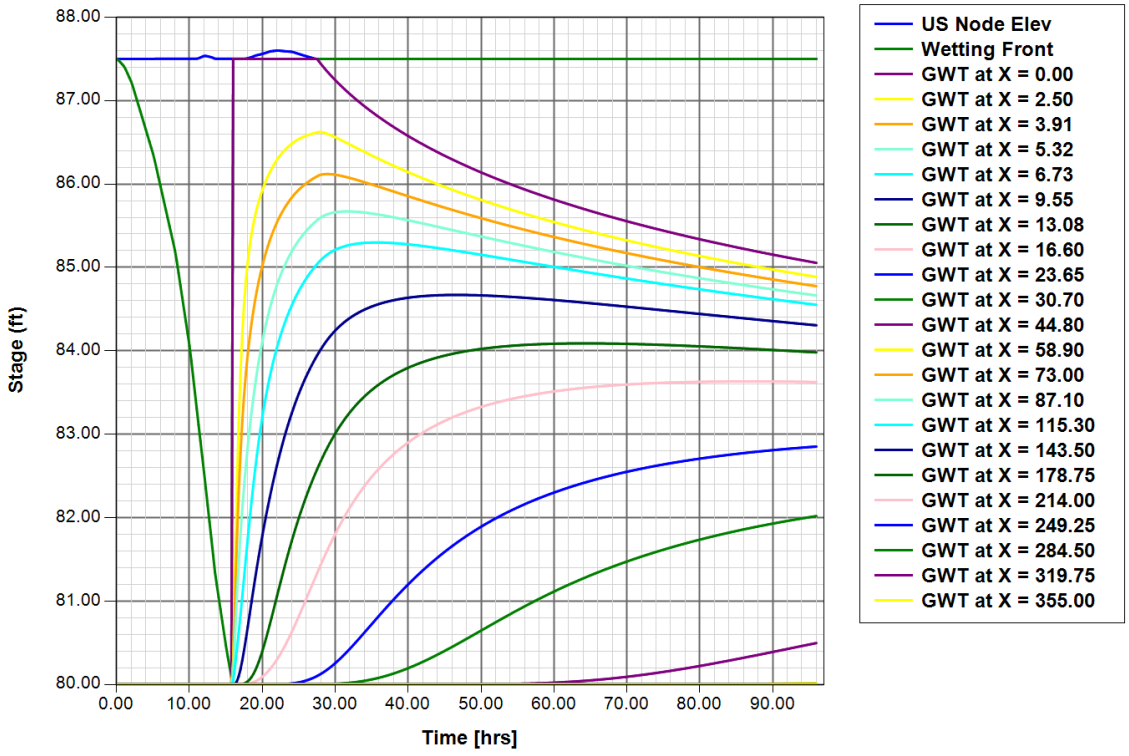
Perc Link: Perc 1 (Sim: 100yr - 240hr) [Perc 1]



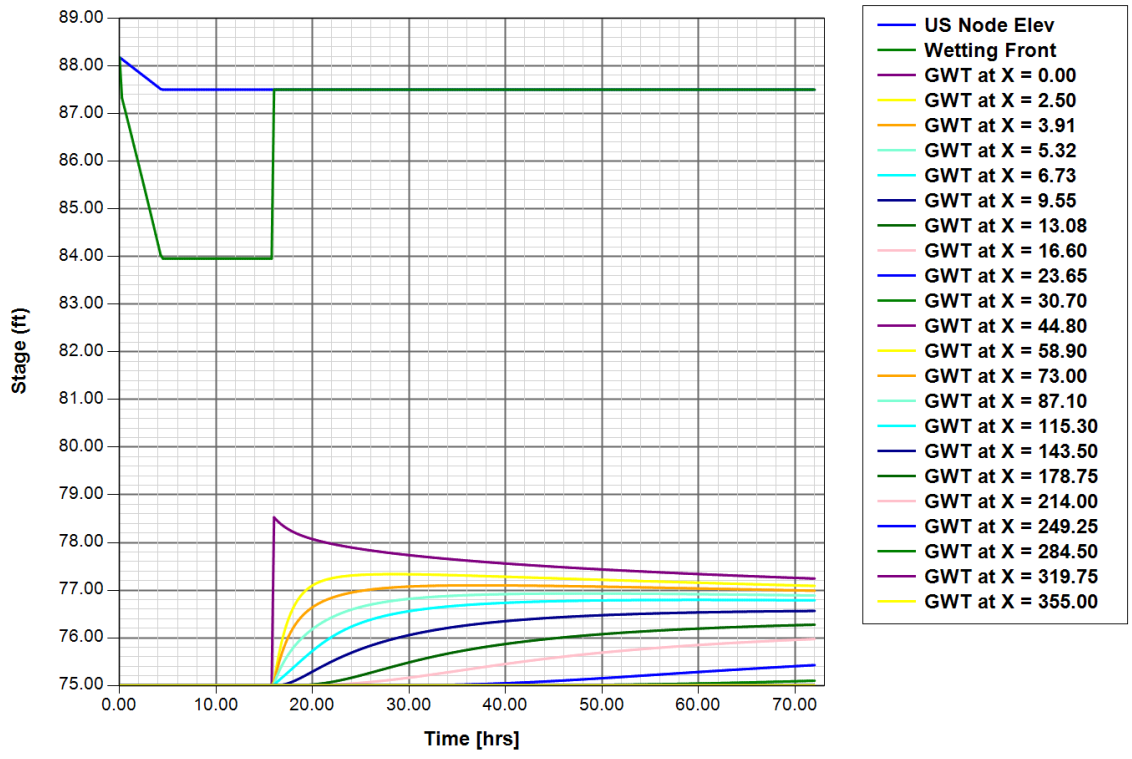
Perc Link: Perc 1 (Sim: 25yr - 024hr) [Perc 1]



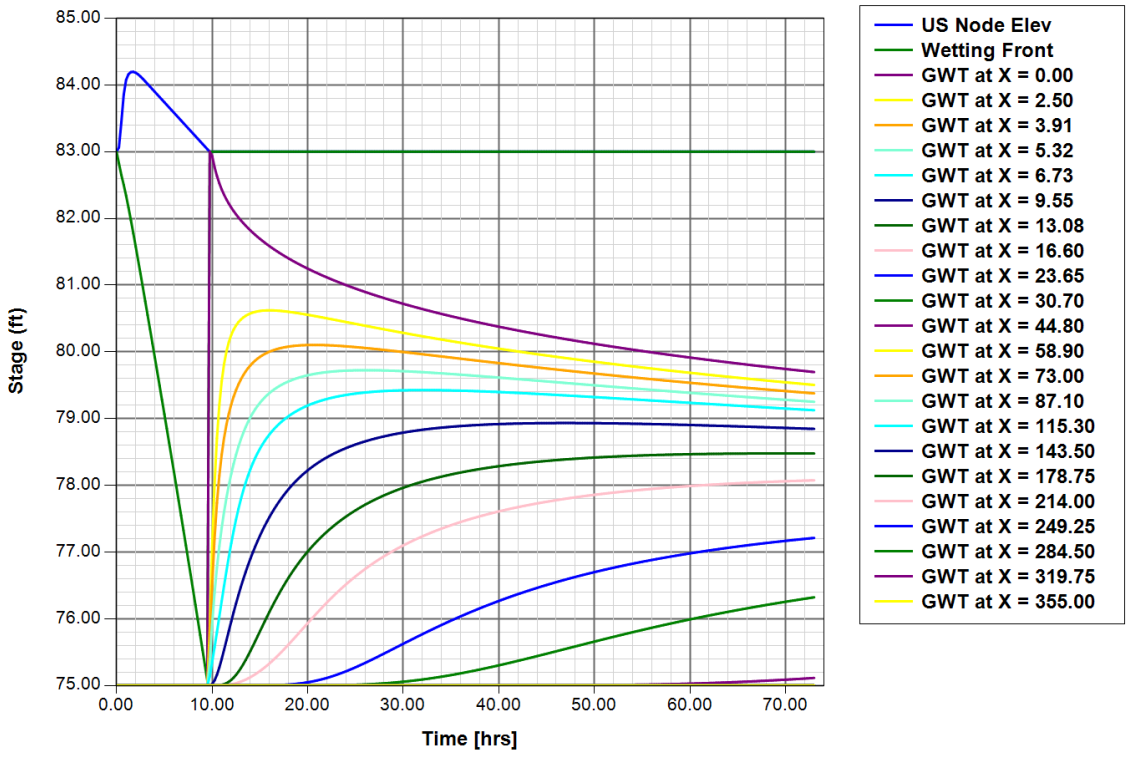
Perc Link: Perc 1 (Sim: Mean Annual) [Perc 1]



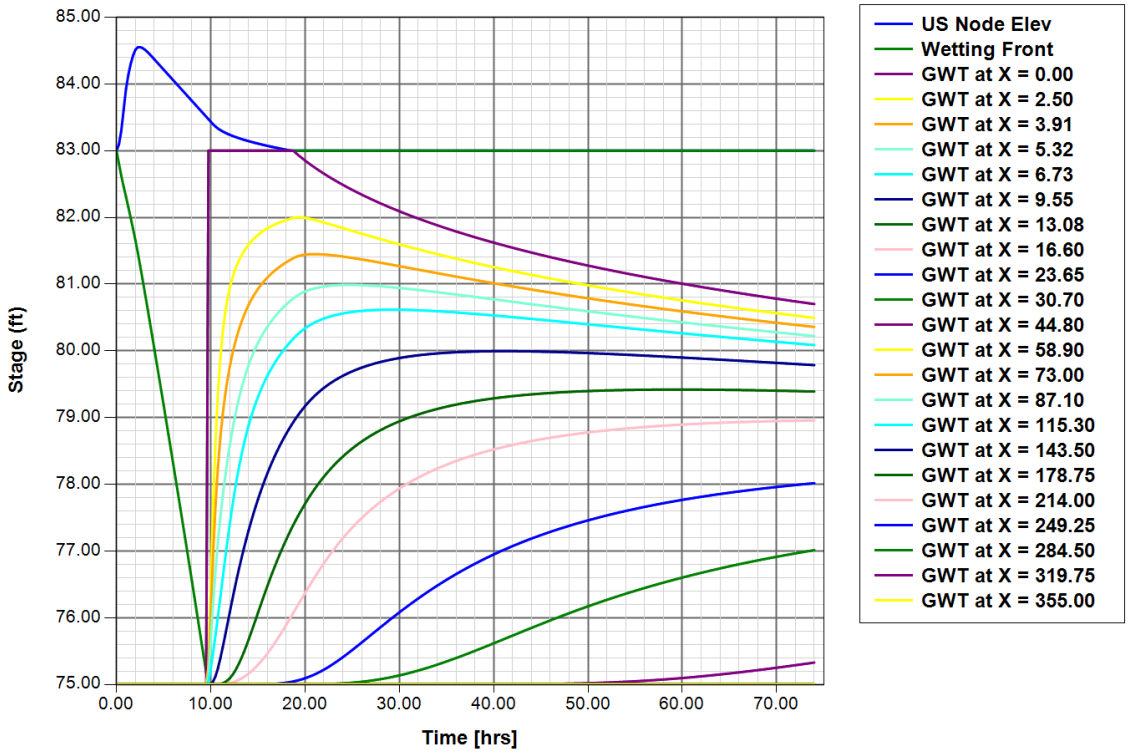
Perc Link: Perc 1 (Sim: WQTV) [Perc 1]



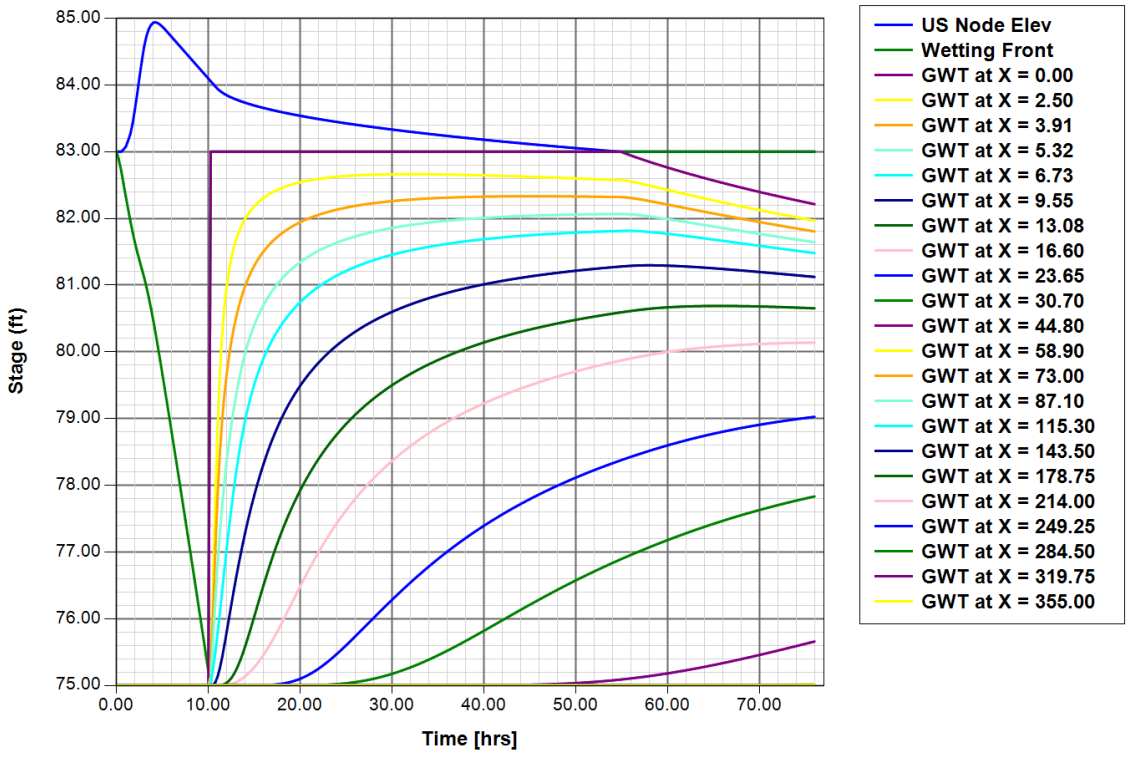
Perc Link: Perc 2 (Sim: 100yr - 001hr) [Perc 2]



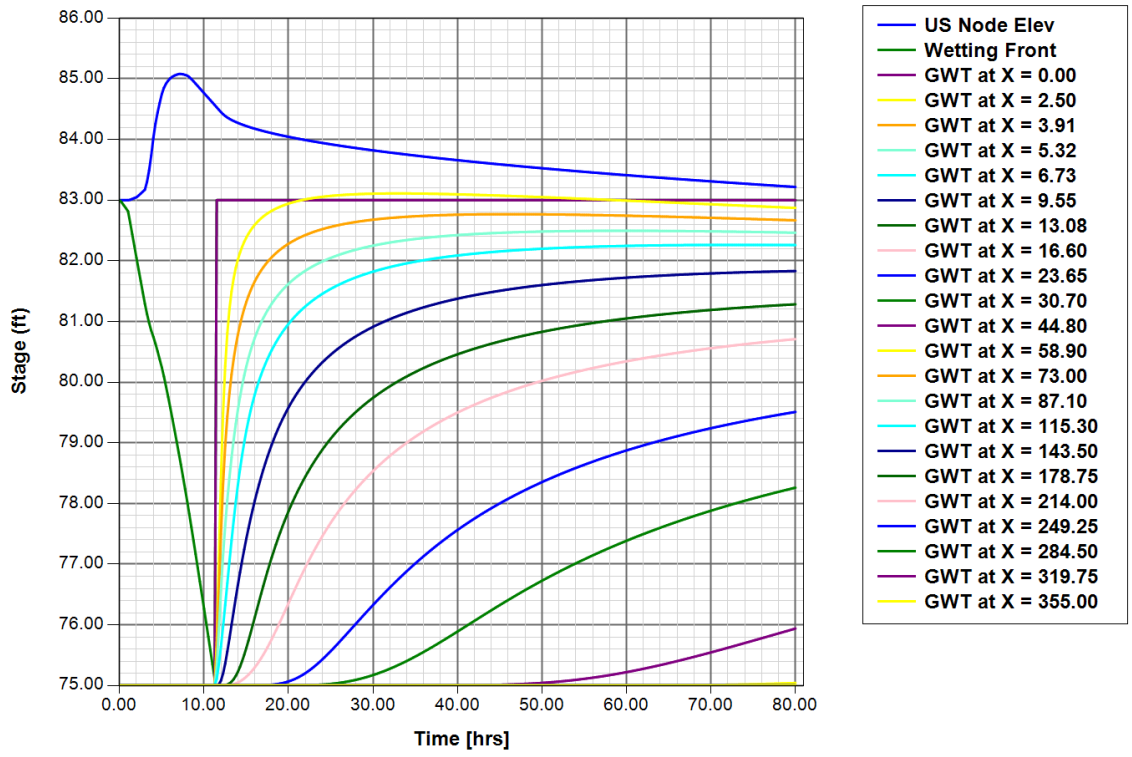
Perc Link: Perc 2 (Sim: 100yr - 002hr) [Perc 2]



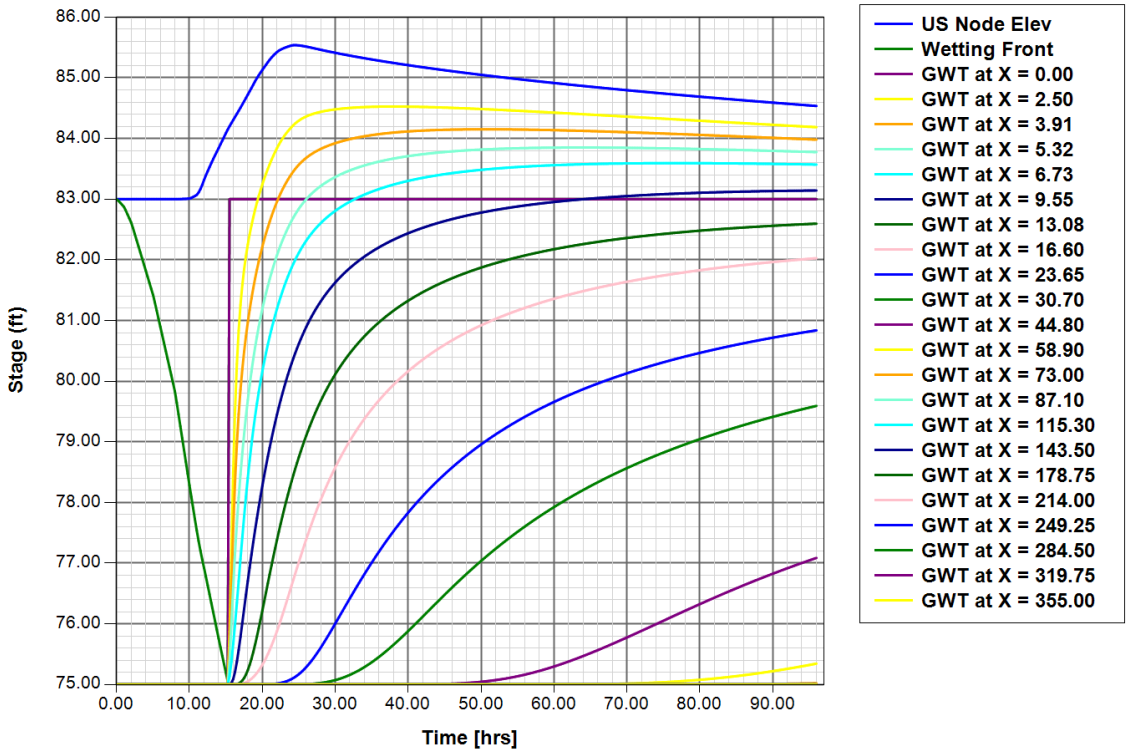
Perc Link: Perc 2 (Sim: 100yr - 004hr) [Perc 2]



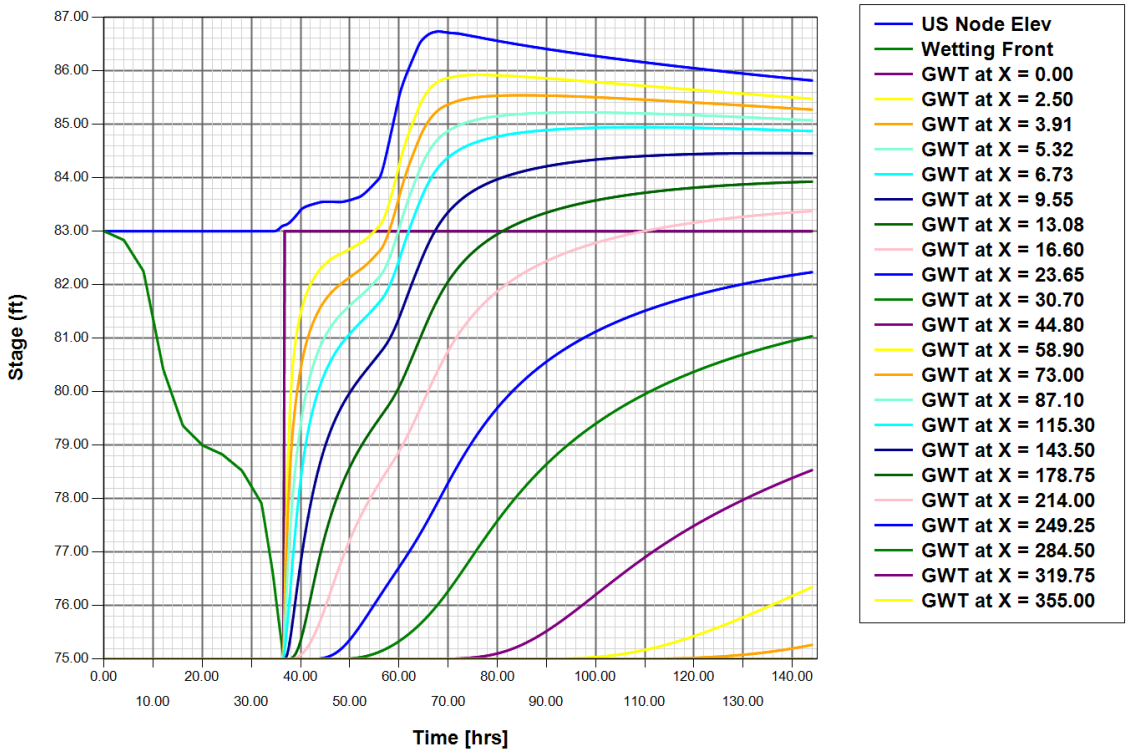
Perc Link: Perc 2 (Sim: 100yr - 008hr) [Perc 2]



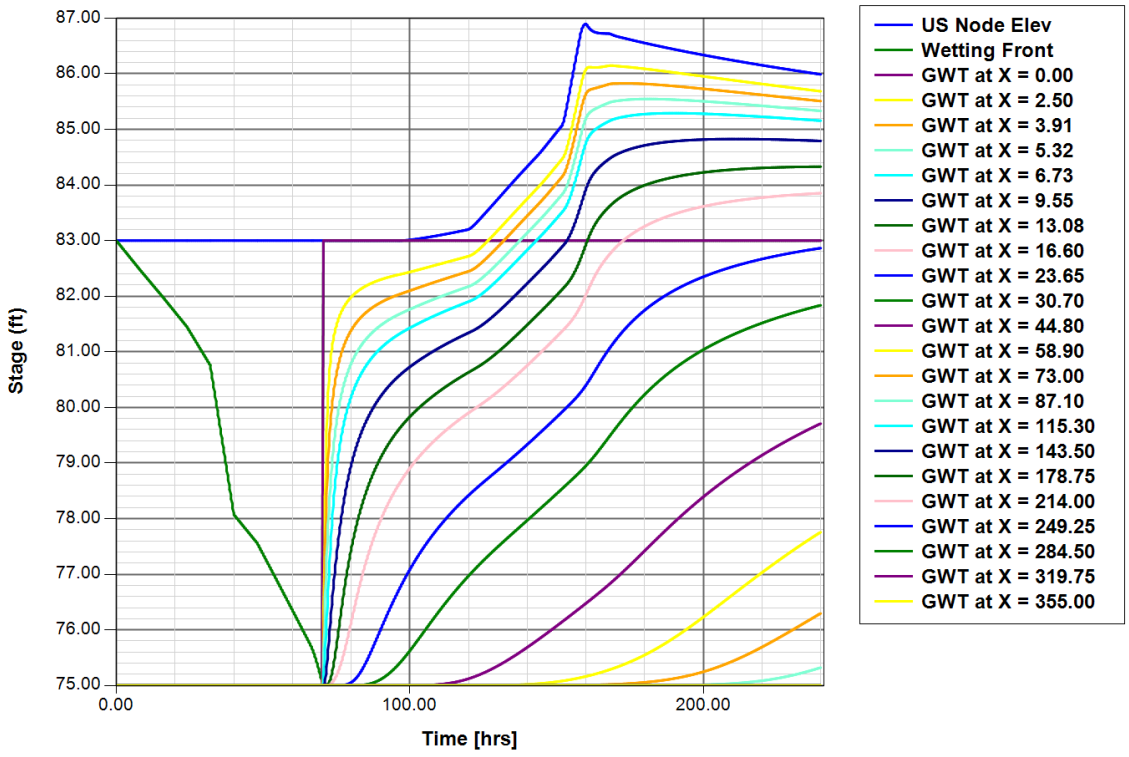
Perc Link: Perc 2 (Sim: 100yr - 024hr) [Perc 2]



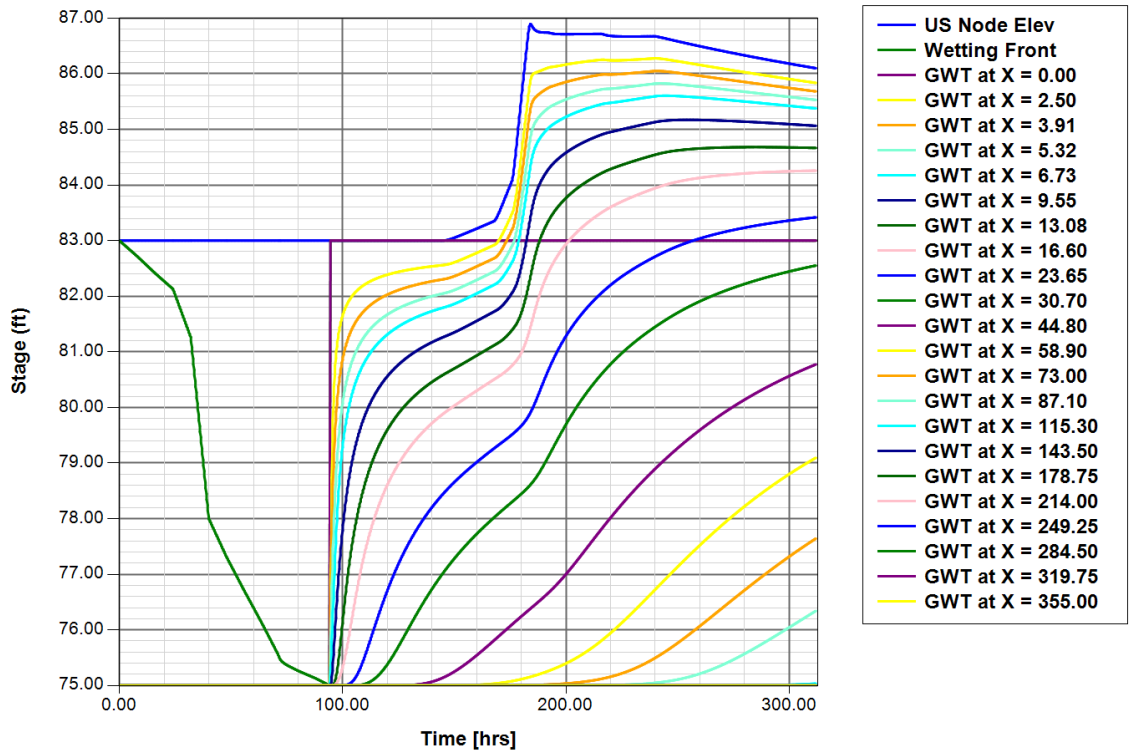
Perc Link: Perc 2 (Sim: 100yr - 072hr) [Perc 2]



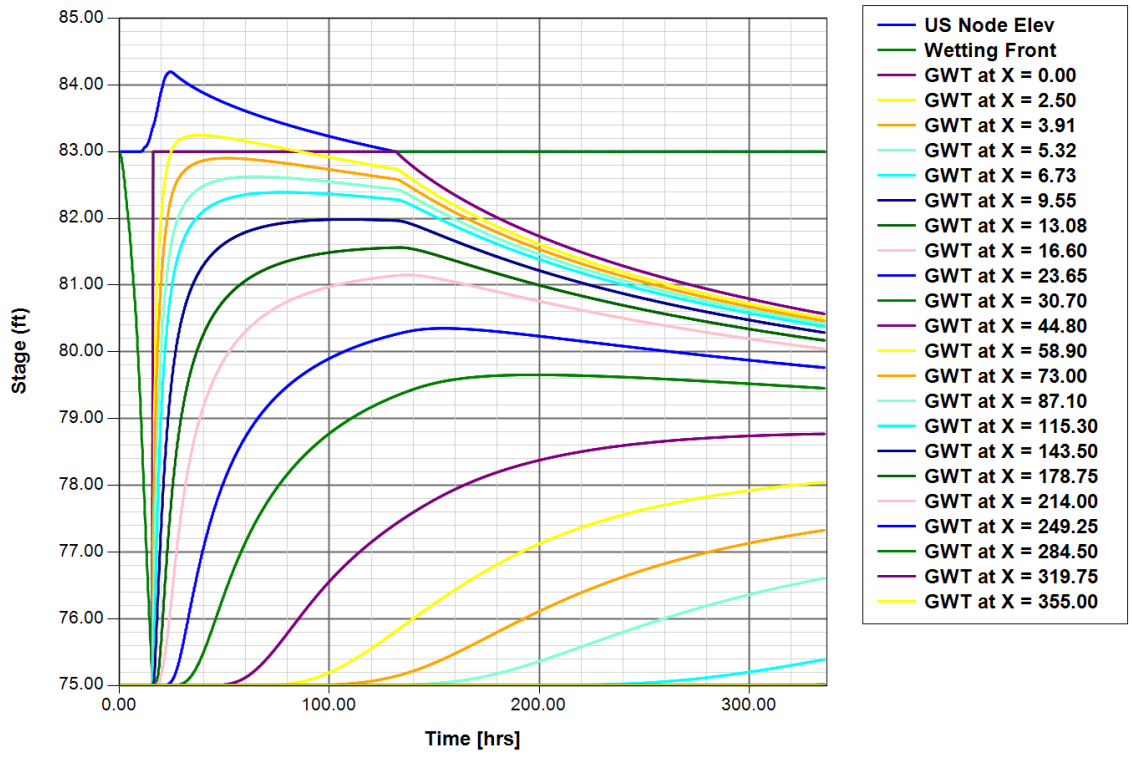
Perc Link: Perc 2 (Sim: 100yr - 168hr) [Perc 2]



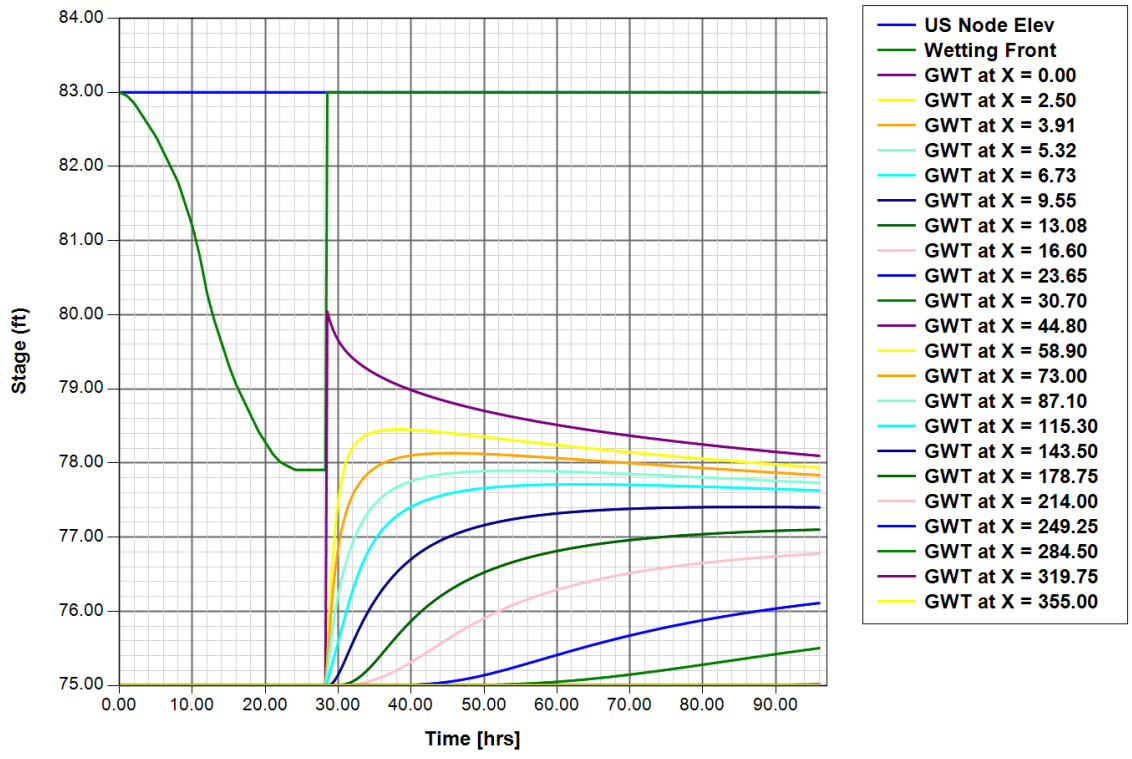
Perc Link: Perc 2 (Sim: 100yr - 240hr) [Perc 2]



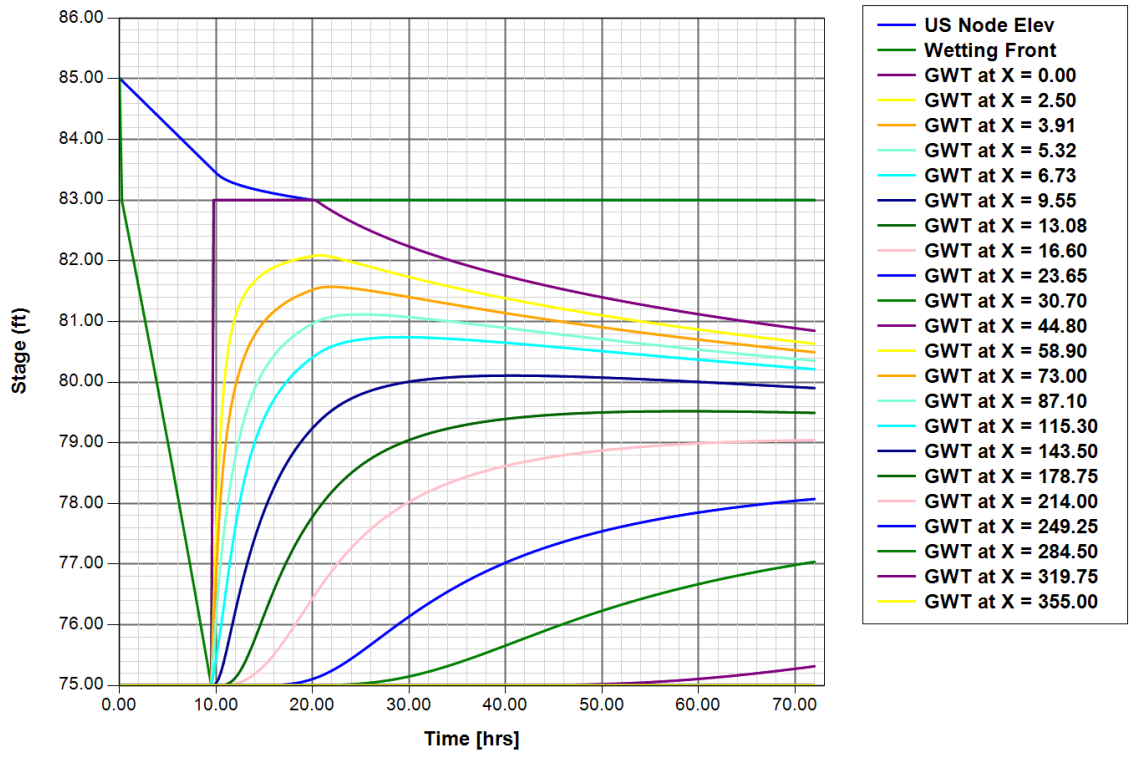
Perc Link: Perc 2 (Sim: 25yr - 024hr) [Perc 2]



Perc Link: Perc 2 (Sim: Mean Annual) [Perc 2]



Perc Link: Perc 2 (Sim: WQTV) [Perc 2]



Attachment G

WQTV Recovery Analysis

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	0.0000	88.15
Basin 1	0.2511	88.11
Basin 1	0.5050	88.07
Basin 1	0.7536	88.03
Basin 1	1.0052	87.99
Basin 1	1.2552	87.95
Basin 1	1.5002	87.92
Basin 1	1.7518	87.88
Basin 1	2.0023	87.84
Basin 1	2.2519	87.80
Basin 1	2.5021	87.76
Basin 1	2.7522	87.72
Basin 1	3.0058	87.68
Basin 1	3.2540	87.64
Basin 1	3.5016	87.60
Basin 1	3.7503	87.56
Basin 1	4.0042	87.52
Basin 1	4.2549	87.50
Basin 1	4.5016	87.50
Basin 1	4.7557	87.50
Basin 1	5.0052	87.50
Basin 1	5.2551	87.50
Basin 1	5.5031	87.50
Basin 1	5.7515	87.50
Basin 1	6.0025	87.50
Basin 1	6.2533	87.50
Basin 1	6.5003	87.50
Basin 1	6.7539	87.50
Basin 1	7.0002	87.50
Basin 1	7.2514	87.50
Basin 1	7.5030	87.50
Basin 1	7.7540	87.50
Basin 1	8.0002	87.50
Basin 1	8.2503	87.50
Basin 1	8.5044	87.50
Basin 1	8.7545	87.50
Basin 1	9.0055	87.50
Basin 1	9.2519	87.50
Basin 1	9.5052	87.50
Basin 1	9.7502	87.50
Basin 1	10.0018	87.50
Basin 1	10.2549	87.50

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	0.0000	85.03
Basin 2	0.2511	84.99
Basin 2	0.5050	84.95
Basin 2	0.7536	84.91
Basin 2	1.0052	84.87
Basin 2	1.2552	84.83
Basin 2	1.5002	84.80
Basin 2	1.7518	84.76
Basin 2	2.0023	84.72
Basin 2	2.2519	84.68
Basin 2	2.5021	84.64
Basin 2	2.7522	84.60
Basin 2	3.0058	84.56
Basin 2	3.2540	84.52
Basin 2	3.5016	84.48
Basin 2	3.7503	84.44
Basin 2	4.0042	84.40
Basin 2	4.2549	84.37
Basin 2	4.5016	84.33
Basin 2	4.7557	84.29
Basin 2	5.0052	84.25
Basin 2	5.2551	84.21
Basin 2	5.5031	84.17
Basin 2	5.7515	84.13
Basin 2	6.0025	84.09
Basin 2	6.2533	84.05
Basin 2	6.5003	84.01
Basin 2	6.7539	83.97
Basin 2	7.0002	83.94
Basin 2	7.2514	83.90
Basin 2	7.5030	83.86
Basin 2	7.7540	83.82
Basin 2	8.0002	83.78
Basin 2	8.2503	83.74
Basin 2	8.5044	83.70
Basin 2	8.7545	83.66
Basin 2	9.0055	83.62
Basin 2	9.2519	83.58
Basin 2	9.5052	83.54
Basin 2	9.7502	83.51
Basin 2	10.0018	83.47
Basin 2	10.2549	83.43

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	10.5075	83.40
Basin 2	10.7575	83.38
Basin 2	11.0075	83.36
Basin 2	11.2575	83.34
Basin 2	11.5075	83.32
Basin 2	11.7575	83.31
Basin 2	12.0075	83.29
Basin 2	12.2575	83.28
Basin 2	12.5075	83.26
Basin 2	12.7575	83.25
Basin 2	13.0075	83.24
Basin 2	13.2575	83.23
Basin 2	13.5075	83.22
Basin 2	13.7575	83.21
Basin 2	14.0075	83.20
Basin 2	14.2575	83.19
Basin 2	14.5075	83.18
Basin 2	14.7575	83.17
Basin 2	15.0075	83.16
Basin 2	15.2575	83.15
Basin 2	15.5075	83.15
Basin 2	15.7575	83.14
Basin 2	16.0075	83.13
Basin 2	16.2575	83.12
Basin 2	16.5075	83.11
Basin 2	16.7575	83.11
Basin 2	17.0075	83.10
Basin 2	17.2575	83.09
Basin 2	17.5075	83.09
Basin 2	17.7575	83.08
Basin 2	18.0075	83.07
Basin 2	18.2575	83.07
Basin 2	18.5075	83.06
Basin 2	18.7575	83.05
Basin 2	19.0075	83.05
Basin 2	19.2575	83.04
Basin 2	19.5075	83.03
Basin 2	19.7575	83.03
Basin 2	20.0075	83.02
Basin 2	20.2575	83.02
Basin 2	20.5075	83.01
Basin 2	20.7575	83.00

Attachment H

Time of Concentration Calculations

Motory

Pre Development DA 1

Time of Concentration

Overall Flow Length (ft)	1,073.0
Initial Elevation	107.00
Final Elevation	87.00

Sheet Flow

L = Flow Length (ft)	1073.0	
n = Mannings Roughness Coefficient	Range	
	n = 0.130	
S = slope of hydraulic grade line (ft/ft)	0.019	
P2 = 2 year, 24 hour rainfall (in.)	4.8	

$$T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}\, s^{0.4}}$$

Tc = 0.82 hr

Tc = 48.99 min

Motory

Pre Development DA 2

Time of Concentration

Overall Flow Length (ft)	2,648
Initial Elevation	140.00
Final Elevation	86.00

Sheet Flow

L = Flow Length (ft)		2648.0
n = Mannings Roughness Coefficient		Range
	n =	0.130
S = slope of hydraulic grade line (ft/ft)		0.020
P2 = 2 year, 24 hour rainfall (in.)		4.8

$$T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}\, s^{0.4}}$$

Tc = 1.62 hr

Tc = 97.35 min

Motory

Post Development DA 1

Time of Concentration

Overall Flow Length (ft)	426.00
Initial Elevation	100.00
Final Elevation	85.50

Sheet Flow

L = Flow Length (ft)		426.0
n = Mannings Roughness Coefficient		Range
	n=	0.030
S = slope of hydraulic grade line (ft/ft)		0.034
P2 = 2 year, 24 hour rainfall (in.)		4.8

$$T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}\, s^{0.4}}$$

Tc = 0.09 hr

Tc = 5.69 min

Minimum allowed Tc = 10min

Motory

Post Development DA 2

Time of Concentration

Overall Flow Length (ft)	1073.00
Initial Elevation	140.00
Final Elevation	85.50

Sheet Flow

L = Flow Length (ft)		1073.0
n = Mannings Roughness Coefficient		Range
	n =	0.130
S = slope of hydraulic grade line (ft/ft)		0.051
P2 = 2 year, 24 hour rainfall (in.)		4.8

$$\mathbf{T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}\, s^{0.4}}}$$

Tc = 0.55 hr

Tc = 32.81 min

Motory

Post Development DA 2

Time of Concentration

Overall Flow Length (ft)	3486.00
Initial Elevation	140.00
Final Elevation	85.50

Sheet Flow

L = Flow Length (ft)		3486.0
n = Mannings Roughness Coefficient		Range
	n =	0.130
S = slope of hydraulic grade line (ft/ft)		0.016
P2 = 2 year, 24 hour rainfall (in.)		4.8

$$T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}\, s^{0.4}}$$

Tc = 2.25 hr

Tc = 134.90 min

Attachment I

Pipe Calculations

PIPE SIZE CALCULATIONS

Drainage Areas and Runoff Coefficient Calculation

Drainage Inlet	Total Area S.F.	Total Area AC.	Impervious Area C = 0.95	Open Area C = 0.20	C
S-1	MITERED END SECTION				
S-2	MITERED END SECTION				
S-3	6,230	0.14	6,230	0	0.95
S-4	9,384	0.22	6,116	3,268	0.69
S-4A	13,254	0.30	11,341	1,913	0.84
S-5	21,658	0.50	16,601	5,057	0.77
S-5A	7,354	0.17	5,722	1,632	0.78
S-6	MANHOLE				
S-7	MANHOLE				
S-8	MITERED END SECTION				
S-9	10,703	0.25	10,069	634	0.91
S-10	20,025	0.46	18,028	1,997	0.88
S-10A	14,126	0.32	12,771	1,355	0.88
S-11	11,090	0.25	11,006	84	0.94
S-12	13,885	0.32	13,161	724	0.91
S-13	MITERED END SECTION				
S-14	OUTFALL STRUCTURE				
S-15	MITERED END SECTION				

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	S-1	OpenHeadwall	96.91	n/a	n/a	n/a	24	Cir	93.74			
2	S-7	Manhole	89.52	Rect	4.50	4.50	24	Cir	84.19	24	Cir	84.19
3	S-6	Manhole	91.06	Rect	4.50	4.50	24	Cir	84.61	24	Cir	84.61
4	S-5	DropGrate	90.10	Rect	4.50	4.50	24	Cir	84.83	15 18	Cir Cir	85.57 85.33
5	S-5A	DropGrate	94.46	Rect	4.50	4.50	15	Cir	86.13			
6	S-4	DropGrate	92.52	Rect	4.50	4.50	18	Cir	86.15	15 15	Cir Cir	86.40 86.40
7	S-4A	DropGrate	90.10	Rect	4.50	4.50	15	Cir	86.85			
8	S-3	DropGrate	93.00	Rect	4.50	4.50	15	Cir	86.66			
9	S-12	DropGrate	87.00	Rect	4.50	4.50	24	Cir	80.47	24	Cir	80.47
10	S-11	DropGrate	87.50	Rect	4.50	4.50	24	Cir	81.25	24	Cir	81.25
11	S-10	DropGrate	87.00	Rect	4.50	4.50	24	Cir	82.23	15 15	Cir Cir	82.98 82.97
12	S-10A	DropGrate	86.75	Rect	4.50	4.50	15	Cir	83.50			
13	S-9	DropGrate	87.00	Rect	4.50	4.50	15	Cir	83.75			
14	S-14	DropGrate	86.03	Rect	4.50	4.50	15	Cir	82.00			

Project File: Motory.stm | Number of Structures: 14 | Run Date: 2/23/2022

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	S-1 to S-2	1.00	24	Cir	56.536	92.74	93.74	1.769	94.74	94.74	0.01	94.75	End	OpenHeadwall
2	S-7 to S-8	5.76	24	Cir	20.102	83.91	84.19	1.393	85.91	85.91	0.03	85.95	End	Manhole
3	S-6 to S-7	5.89	24	Cir	84.750	84.19	84.61	0.496	85.95	85.47	n/a	85.47	2	Manhole
4	S-5 to S-6	5.95	24	Cir	42.461	84.61	84.83	0.518	85.47	85.69	n/a	85.69	3	DropGrate
5	S-5A to S-5	0.82	15	Cir	111.100	85.57	86.13	0.504	85.93	86.49	0.13	86.61	4	DropGrate
6	S-4 to S-5	3.18	18	Cir	115.999	85.33	86.15	0.707	85.95	86.83	0.39	86.83	4	DropGrate
7	S-4A to S-4	1.56	15	Cir	89.995	86.40	86.85	0.500	86.90	87.35	n/a	87.53 j	6	DropGrate
8	S-3 to S-4	0.83	15	Cir	52.001	86.40	86.66	0.500	86.83	87.02	0.13	87.14	6	DropGrate
9	S-12 to S-13	7.54	24	Cir	23.500	80.01	80.47	1.957	82.01	81.99	0.20	82.19	End	DropGrate
10	S-11 to S-12	6.23	24	Cir	155.000	80.47	81.25	0.503	82.19	82.13	n/a	82.13	9	DropGrate
11	S-10 to S-11	5.25	24	Cir	194.000	81.25	82.23	0.505	82.13	83.04	n/a	83.04 j	10	DropGrate
12	S-10A to S-10	1.75	15	Cir	70.000	82.98	83.50	0.743	83.46	84.02	0.20	84.02	11	DropGrate
13	S-9 to S-10	1.41	15	Cir	155.000	82.97	83.75	0.503	83.45	84.23	n/a	84.39 j	11	DropGrate
14	S-14 to S-15	8.99	15	Cir	263.732	79.50	82.00	0.948	80.75*	85.86*	0.83	86.70	End	DropGrate

Project File: Motory.stm | Number of lines: 14 | Run Date: 2/23/2022

NOTES: Return period = 3 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 2/23/2022
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 3 yrs
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Elev of Invert Up	Down	Fall	Size	Slope	Vel	Cap	Proj: Motory.stm
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	Hdwl	0.013	56.536	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	2.96	0.00	0.00	1.00 1.00	96.91	94.74 95.74 93.74	94.74 94.74 92.74	0.00 1.00	24 24 Cir	0.00 1.77	0.48 9.58	1.00 30.08	S-1 to S-2
2	End	MH	0.013	20.102	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.83	0.17	5.46	1.05	0.00 5.76	89.52	85.91 86.19 84.19	85.91 85.91 83.91	0.00 0.28	24 24 Cir	0.01 1.39	1.92 8.50	5.76 26.69	S-7 to S-8
3	2	MH	0.013	84.750	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.12	0.71	5.58	1.05	0.00 5.89	91.06	85.47 86.61 84.61	85.95 86.19 84.19	-0.48 0.42	24 24 Cir	-0.56 0.50	3.30 5.07	5.89 15.92	S-6 to S-7
4	3	DrGrt	0.013	42.461	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	12.76	0.35	5.65	1.05	0.00 5.95	90.10	85.69 86.83 84.83	85.47 86.61 84.61	0.22 0.22	24 24 Cir	0.53 0.52	4.61 5.18	5.95 16.28	S-5 to S-6
5	4	DrGrt	0.013	111.100	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	2.76	6.20	0.13	0.00 0.82	94.46	86.49 87.38 86.13	85.93 86.82 85.57	0.56 0.56	15 15 Cir	0.50 0.50	2.83 3.74	0.82 4.58	S-5A to S-5
6	4	DrGrt	0.013	115.999	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.29	1.04	5.93	0.54	0.00 3.18	92.52	86.83 87.65 86.15	85.95 86.83 85.33	0.88 0.82	18 18 Cir	0.75 0.71	4.34 5.00	3.18 8.83	S-4 to S-5
7	6	DrGrt	0.013	89.995	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	1.18	6.20	0.25	0.00 1.56	90.10	87.35 88.10 86.85	86.90 87.65 86.40	0.45 0.45	15 15 Cir	0.50 0.50	3.37 3.72	1.56 4.57	S-4A to S-4
8	6	DrGrt	0.013	52.001	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	1.29	6.20	0.13	0.00 0.83	93.00	87.02 87.91 86.66	86.83 87.65 86.40	0.19 0.26	15 15 Cir	0.36 0.50	2.53 3.72	0.83 4.57	S-3 to S-4
9	End	DrGrt	0.013	23.500	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.31	0.15	5.23	1.44	0.00 7.54	87.00	81.99 82.47 80.47	82.01 82.01 80.01	-0.02 0.46	24 24 Cir	-0.07 1.96	2.67 10.07	7.54 31.64	S-12 to S-13
10	9	DrGrt	0.013	155.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	14.09	1.22	5.42	1.15	0.00 6.23	87.50	82.13 83.25 81.25	82.19 82.47 80.47	-0.06 0.78	24 24 Cir	-0.04 0.50	3.41 5.11	6.23 16.04	S-11 to S-12

NOTES: Intensity = 39.96 / (Inlet time + 7.70) ^ 0.65 (in/hr) ; Time of flow in section is based on full flow.

Project File: Motory.stm

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 2/23/2022
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 3 yrs
														Elev of Invert							Proj: Motory.stm
				(ft)	Increment (ac)	Sub-Total (ac)	Sum CA	(min)	(min)	(in/hr)		Q (cfs)	(ft)	Up (ft)	Down (ft)	Fall (ft)	Size (in)	Slope (%)	Vel (ft/s)	Cap (cfs)	Line description
11	10	DrGrt	0.013	194.000	0.00	0.00	0.00	12.25	1.85	5.74	0.91	0.00	87.00	83.04	82.13	0.90	24	0.47	4.17	5.25	S-10 to S-11
					0.00	0.00	0.00					5.25		84.23	83.25		24	0.51	5.12	16.08	
					0.00	0.00	0.00							82.23	81.25	0.98	Cir				
12	11	DrGrt	0.013	70.000	0.00	0.00	0.00	10.00	0.82	6.20	0.28	0.00	86.75	84.02	83.46	0.56	15	0.80	3.79	1.75	S-10A to S-10
					0.00	0.00	0.00					1.75		84.75	84.23		15	0.74	4.54	5.57	
					0.00	0.00	0.00							83.50	82.98	0.52	Cir				
13	11	DrGrt	0.013	155.000	0.00	0.00	0.00	10.00	2.25	6.20	0.23	0.00	87.00	84.23	83.45	0.78	15	0.50	3.29	1.41	S-9 to S-10
					0.00	0.00	0.00					1.41		85.00	84.22		15	0.50	3.73	4.58	
					0.00	0.00	0.00							83.75	82.97	0.78	Cir				
14	End	DrGrt	0.013	263.732	0.00	0.00	0.00	10.00	0.60	0.00	0.00	8.99	86.03	85.86	80.75	5.11	15	1.94	7.33	8.99	S-14 to S-15
					0.00	0.00	0.00					8.99		83.25	80.75		15	0.95	5.12	6.29	
					0.00	0.00	0.00							82.00	79.50	2.50	Cir				

NOTES: Intensity = 39.96 / (Inlet time + 7.70) ^ 0.65 (in/hr) ; Time of flow in section is based on full flow.

Project File: Motory.stm

LIFT STATION CALCULATIONS

for

MOTORY

Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
Quentin Humeau, E.I.

Submitted to:
City of Alachua
Florida Department of Health

Submitted:
February 16, 2023

LIFT STATION CALCULATIONS

Prepared for

MOTORY

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

eda - consultants, inc.

PUMP STATION CALCULATIONS
MOTORY

		Units	Rate	
I.	**DESIGN FLOW**			
	Service Station per Water Closet Open 16 hours per day or less	3	250	750
	Stores - per bathroom	4	200	800
	Office per 100 sf	5.9	15	89
	Total flow (gpd)			1,639
	Average flow (gpd)			1,639
	Peak factor			2.50
	Peak flow (gpd)			4,096
	Operating Period (hrs)			16
	Peak Flow (gpm)			4.27
	Number of submersible pumps			1
	Min Flow per pump (gpm)			4.27
II.	**TOTAL DYNAMIC HEAD**			
1.	PUMP AND PIPE CHARACTERISTICS			
	Design Flow (gpm)			20.00
a.	Diameter of the discharge pipe (in)			1.25
	Material of the pipe in the wetwell and the vault			PVC
	Hazen-Williams Coefficient C			120
	Velocity discharge pipe (ft/s)			5.23
b.	Diameter of the force main (in)			2.00
	Material of the pipe in the force main			PVC
	Hazen-Williams Coefficient C			120
	Velocity force main pipe (ft/s)			2.04
2.	STATIC HEAD			
	High Elevation (ft)			94.15
	Discharge elevation (ft)			89.14
	Minimum water elevation (ft)			78.48
	Total Static Head (ft) - TSH			15.67

3. FRICTION LOSSES

a. Discharge pipe

Elbows 90o	3	9.38
Elbows 45o	0	0.00
Elbows 22o	0	0.00
Plug valve	1	1.88
Check valve	1	5.21
Tee straight flow	1	2.08
Tee turn flow	1	6.25
Air release valve	0	0.00
Length of discharge pipe (ft)		10.66
Total length (ft)		35.45
Head losses discharge pipe (ft)		4.57

b. Minor losses

Coefficient K entrance (0.5)	0.5
Coefficient K exit (1.0)	1
Diameter - d1 (in)	1.3
Diameter - d2 (in)	2.0
Contractions - K	0.30
Enlargements - K	0.37
Total K coefficient	2.18
Total minor losses (ft)	0.92

c. Force Main

Elbows 90o	3	15.00
Elbows 45o	1	2.50
Elbows 22o	1	1.25
Plug valve	0	0.00
Check valve	0	0.00
Tee straight flow	0	0.00
Tee turn flow	0	0.00
Air release valve	0	0.00
Length of force main (ft)		590.00
Total length (ft)		608.75
Head losses discharge pipe (ft)		7.97

4. TOTAL DYNAMIC HEAD

Pressure at point of connection (psi)	20.00
Static Head (ft)	15.67
Pressure at point of connection (ft)	46.20
Friction Losses (ft)	13.46
Total Dynamic Head (ft)	75.33

III. PUMP SELECTION

Operating Flow from Graph (gpm)	20
Operating TDH from Graph (ft)	75.33
Manufacturer	BARNES
Model	SGVH2042L
Impeller Code	N/A
Motor	2 HP
	480 Volts
Discharge size	1-1/4"

IV. WETWELL DESIGN

1 FLOAT ELEVATIONS

Top elevation (ft)	91.70
Influent pipe invert (ft)	82.68
Alarm level (ft)	81.48
Lag pump ON (ft)	80.48
First pump ON (ft)	79.48
Both pumps OFF (ft)	78.48
Bottom of the well (ft)	77.98
Bottom of slab (ft)	77.31
Depth of structure (ft)	14.39

2 LEAD PUMP AND STORAGE

Average flow (gpm)	1.707
Flow rate of pump (gpm)	20.00
Wetwell diameter (ft)	6.00
Depth between pump on & off (in)	12.00
Depth between pump on & off (ft)	1.00
Volume between pump on & off (gal)	211.51
Time to fill (min)	123.93
Time of pumping (min)	11.56
Total cycle Time (min)	135.49
Total starts per hour without alternating pumps	0.44

3 LAG PUMP AND STORAGE

Influent flow (gpm)	1.707
Flow of lag pump (gpm)	20.00
Depth between pump off and lag pump (in)	24.00
Depth between pump off and lag pump (ft)	2.00
Volume for storage (gal)	423.03
Total working volume (gal)	634.54
Time to fill (min)	247.85
Time to fill (hr)	4.13
Time of pumping (min)	34.69
Time of pumping (hr)	0.58
Total time per cycle of pumping (min)	282.54
Total time per cycle of pumping (hr)	4.71

4 ALARM LEVEL & STORAGE

Influent flow (gpm)	1.707
Flow of pump (gpm)	20.00
Depth between pump off and alarm level (in)	36.00
Depth between pump off and alarm level (ft)	3.00
Volume for storage (gal)	10,152.67
Total working volume (gal)	10,787.22
Time to fill (min)	5,948.47
Time to fill (hr)	99.14
Time of pumping (min)	589.68
Time of pumping (hr)	9.83
Total time per cycle of pumping (min)	6,538.15
Total time per cycle of pumping (hr)	108.97

5 INVERT LEVEL AND STORAGE

Influent flow (gpm)	1.707
Flow of pump (gpm)	20.00
Depth between pump off and invert level (in)	50.40
Depth between pump off and invert level (ft)	4.20
Volume for storage (gal)	31,980.92
Total working volume (gal)	42,768.14
Time to fill (min)	18,737.68
Time to fill (hr)	312.29
Time of pumping (min)	2,337.92
Time of pumping (hr)	38.97
Total time per cycle of pumping (min)	21,075.60
Total time per cycle of pumping (hr)	351.26

V. UPLIFT CALCULATIONS

1. Weight of Concrete :

Weight of Concrete (lbs/cf)	150.00
Diameter (ft) - D	7.50
Height (ft) -H	14.39
Thickness of well (in) - T	9.00
Thickness (ft) - T	0.75
Structure Wall - Weight of Concrete (lbs)	38,144
Thickness of slab (ft)	0.67
Diameter of Slab (ft)	8.50
Top and Bottom Slabs - Weight of Concrete (lbs)	11,406
Total Weight of Concrete (lbs)	49,550

2. Weight of Displaced Water :

Diameter (ft)	7.50
Height (ft) -H	14.39
Weight of water (lbs/cf)	62.40
Weight of displaced water (lbs)	39,670
Ratio concrete/displaced (min 1.2)	1.25

Attachment A

Pump Specifications

Specifications:

DISCHARGE		1¼" NPT, Vertical, Bolt-on Flange
LIQUID TEMPERATURE		160°F (71°C)Intermittent
VOLUTE		Cast Iron ASTM A-48, Class 30.
MOTOR HOUSING		Cast Iron ASTM A-48, Class 30.
SEAL PLATE		Cast Iron ASTM A-48, Class 30.
IMPELLER:	*Design*	12 Vane,Vortex, With Pump Out Vanes On Back Side. Dynamically Balanced, ISO G6.3.
	Material	Cast Iron
SHREDDING RING		Hardened 440C Stainless Steel Rockwell® C-55.
CUTTER		Hardened 440CStainless Steel, Rockwell® C-55.
SHAFT		416 Stainless Steel
SQUARE RINGS		Buna-N
HARDWARE		300 Series Stainless Steel
PAINT		Air Dry Enamel.
SEAL:	*Design*	Tandem Mechanical, Oil Filled Reservoir.
	Material	Rotating Faces - Carbon Stationary Faces - Ceramic Elastomer - Buna-N Hardware -300 Series Stainless
CORD ENTRY		30 ft. (9.1 m) Std. Cord. Custom Molded Quick Connect, for Sealing and Strain Relief
CORD		CSA/UL Approved 12/4 Type SOW.
UPPER BEARING:		
	Design	Single Row, Ball, Oil Lubricated
	Load	Radial
INTERMEDIATE BEARING:		
	Design	Single Row, Ball, Oil Lubricated
	Load	Radial & Thrust
LOWER BEARING:		
	Design	Sleeve, Oil Lubrication:
	Load	Radial
MOTOR:	*Design*	NEMA L-Single Phase, (SGVF2022L, SGVH2022L, SGVF2002L or SGVH2002L, includes overload protection in the motor). NEMA B-Three Phase Torque Curve. Oil-Filled, Squirrel Cage Induction
	Insulation	Class B.
SINGLE PHASE		Capacitor Start/Capacitor Run. Includes overload protection in the motor. Requires Barnes® Starter or Control Panel which Includes Capacitors, or Capacitor pack.
THREE PHASE		Dual Voltage 240/480; Requires Overload Protection to be Included in control panel.
OPTIONAL EQUIPMENT		Seal Material, Impeller Trims, Cord Length. Moisture Sensors, Moveable Fitting, Leg Kit P/N: 108339.

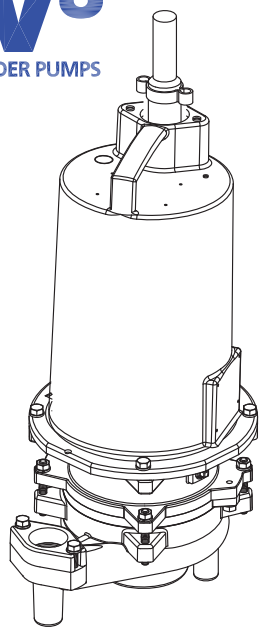
RECOMMENDED:

Accessories	Break Away Fitting (BAF) Check Valve Control Panel
Seal Kit PN	113299
Service Kit PN	115946

C US
LR16567

SWPA MEMBER

SGV3 CENTRIFUGAL GRINDER PUMPS



Series: SGVF & SGVH
2HP, 3450RPM, 60Hz
High-Flow and High Head

Sample Specifications: Section 3 Page 8.

DESCRIPTION:

THE GRINDER PUMP IS DESIGNED TO REDUCE DOMESTIC, COMMERCIAL, INSTITUTIONAL AND LIGHT INDUSTRIAL SEWAGE TO A FINELY GROUND SLURRY.

WARNING:
CANCER AND REPRODUCTIVE HARM - WWW.P65WARNINGS.CA.GOV

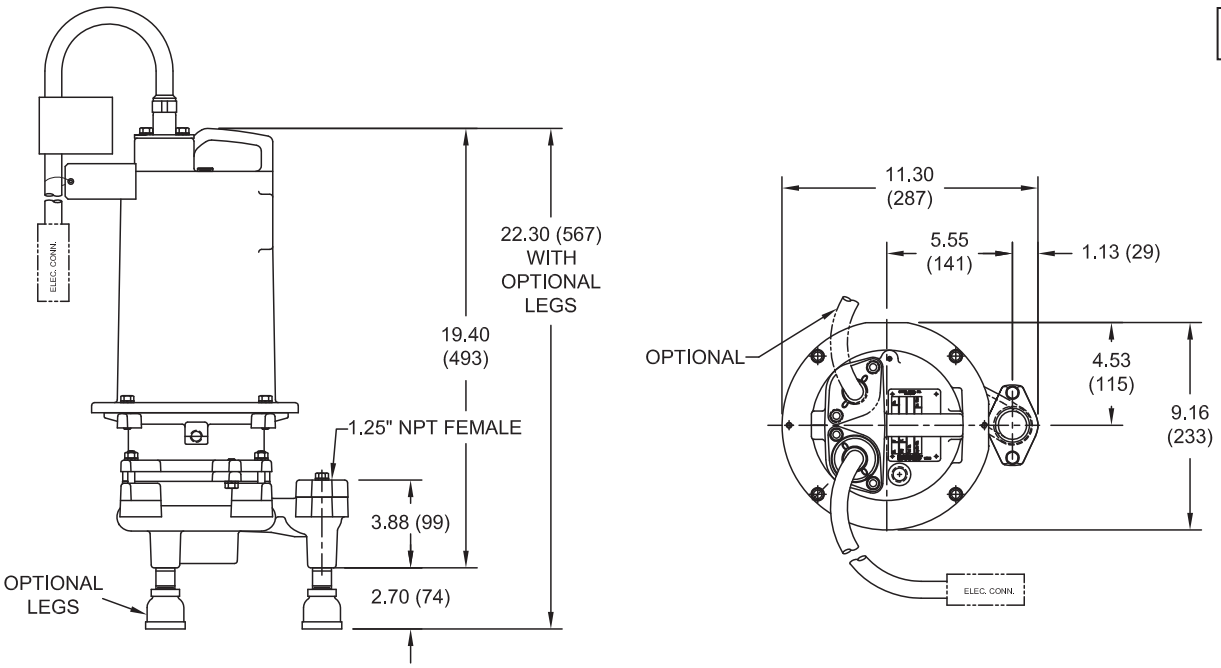
Series SGVF & SGVH

Recessed Vortex

BARNES®

www.cranepumps.com

Submersible Grinder Pumps



MODEL NO	PART NO	HP	VOLT	PH/Hz	RPM (Nom)	NEMA START CODE	FULL LOAD AMPS	LOCKED ROTOR AMPS	CORD SIZE	CORD TYPE	CORD O.D. ± .02 (.5) in (mm)
HIGH-FLOW											
SGVF2002L*	110614	2	200	1 / 60	3450	F	17.0	53.0	12/4	SOW	.67 (17)
SGVF2022L	110609	2	240	1 / 60	3450	H	15.0	53.8	12/4	SOW.	.67 (17)
SGVF2062L	110610	2	200	3 / 60	3450	J	11.0	42.0	12/4	SOW	.67 (17)
SGVF2032L	110611	2	240	3 / 60	3450	J	9.0	36.0	12/4	SOW	.67 (17)
SGVF2042L	110612	2	480	3 / 60	3450	J	4.0	18.0	12/4	SOW	.67 (17)
SGVF2052L	110613	2	600	3 / 60	3450	J	3.2	14.4	12/4	SOW	.67 (17)
HIGH-HEAD											
SGVH2002L*	110620	2	200	1 / 60	3450	F	17.0	53.0	12/4	SOW	.67 (17)
SGVH2022L	110615	2	240	1 / 60	3450	H	15.0	53.8	12/4	SOW	.67 (17)
SGVH2062L	110616	2	200	3 / 60	3450	J	11.0	42.0	12/4	SOW	.67 (17)
SGVH2032L	110617	2	240	3 / 60	3450	J	9.0	36.0	12/4	SOW	.67 (17)
SGVH2042L	110618	2	480	3 / 60	3450	J	4.0	18.0	12/4	SOW	.67 (17)
SGVH2052L	110619	2	600	3 / 60	3450	J	3.2	14.4	12/4	SOW	.67 (17)

Optional - Temperature sensor cord for all models is 14/3 SOW, 0.55 (14mm) ± .02 (.51mm) O.D.
(Not used on SGVF2022L, SGVH2022L, SGVF2002L or SGVH2002L).
Optional - Moisture and Temperature sensor cord for all models is 18/5 SOW, 0.49 (12.4mm) ± .02 (.51mm) O.D., replaces Temperature sensor cord.
(*) This pump is **NOT** CSA listed

IMPORTANT !

1.) MODELS SGVF2002L AND SGFH2002L ARE **NOT** CSA LISTED
2.) PUMP MAY BE OPERATED "DRY" FOR EXTENDED PERIODS WITHOUT DAMAGE TO MOTOR AND/OR SEALS.
3.) INSTALLATIONS SUCH AS DECORATIVE FOUNTAINS OR WATER FEATURES PROVIDED FOR VISUAL ENJOYMENT MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE ANSI/NFPA 70 AND/OR THE AUTHORITY HAVING JURISDICTION. THIS PUMP IS NOT INTENDED FOR USE IN SWIMMING POOLS, RECREATIONAL WATER PARKS, OR INSTALLATIONS IN WHICH HUMAN CONTACT WITH PUMPED MEDIA IS A COMMON OCCURRENCE.

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Performance Curve

2HP, 3450RPM, 60Hz, High-Head

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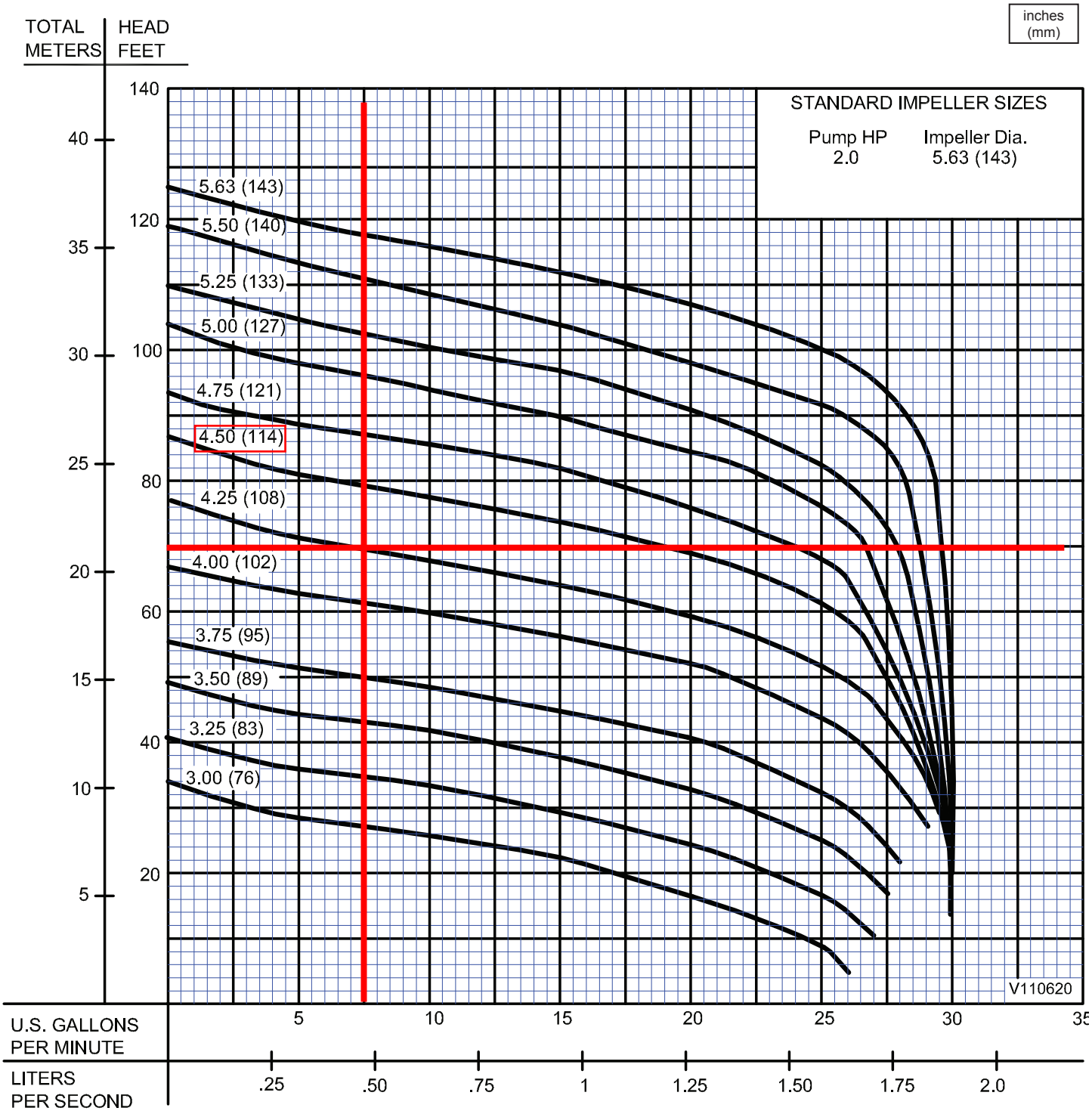


Testing is performed with water, specific gravity 1.0 @ 68° **F @ (20°C), other fluids may vary performance**

CRASH:
Continued from page A1

Driver of SUV sought in motorcycle crash

intersection of State Road 331, (Williston Road) and U.S. Highway 441 when the SUV turned left in front of the 2003 Harley motorcycle.

When the motorcycle rider took evasive action to avoid the SUV, control of the motorcycle was lost, causing both riders to be thrown across the roadway. The motorcycle driver sustained minor injuries, however the motorcycle passenger is in critical condition.

Anyone with tips or any other information about the driver and/or silver SUV that caused this collision is asked to call their local Crime Stoppers, *FHP or the FHP Regional Communications Center at 1-800-387-1290.

# # #

Email cwalker@alachuatoday.com

FESTIVAL:
Continued from page A1

Music and BBQ set the mood

Marlowe. "Just this year we have doubled the number of vendors participating in our festival."

Tents stretched as far as the eye could see down Seaboard Drive, the smell of BBQ beckoned and the mood was lighthearted. In addition to the many booths showcasing crafts, woodwork, jewelry, and plants, there was a big focus on activities. Camel rides, pony rides, a petting zoo, and a children's train delighted young and old alike and provided many picture-worthy moments.

Two bands, The Hogtown Slayers Band and Midnight Blue, kept the crowd entertained under a huge spreading oak offering shade from the warm sunny weather. This event was from 9-4 and if you missed it, keep your eye on The Newberry Main Street Organization website for more events in the future at https://www.visitgainesville.com/organizer/newberry-main-street-organization/

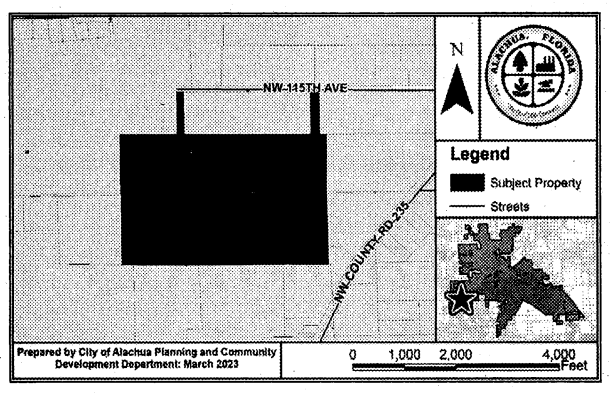
# # #

Email editor@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 18, 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 Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property on a ±10.60 acre portion of a ±230.50 acre subject property located at 18815 NW 115th Avenue; Consisting of Tax Parcel Number 03998-000-000; FLUM: Industrial; Zoning: Industrial General (IG).



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 - April 6, 2023)

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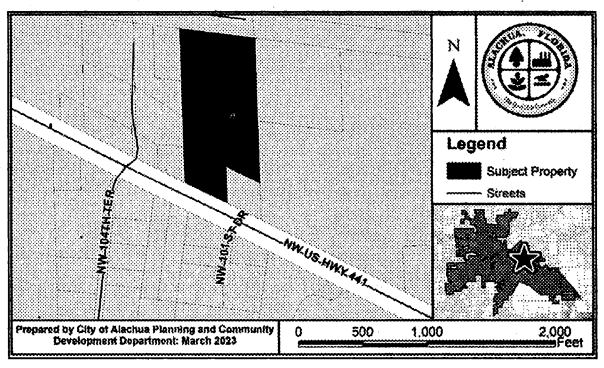

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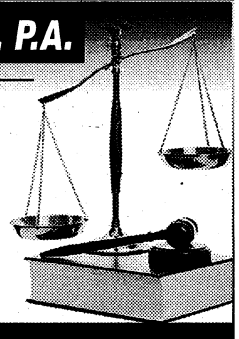

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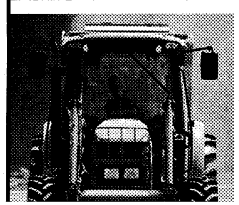
HAY FARM

SCOTT HAY FARM



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Jordan A. Scott

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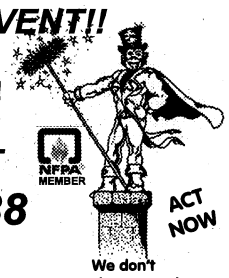

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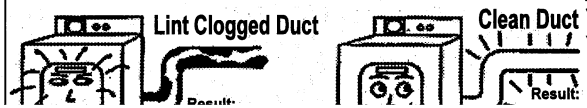

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON April 3 2023 (date) FOR THE Motory Site Plan (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

Two (2)
(number of signs)

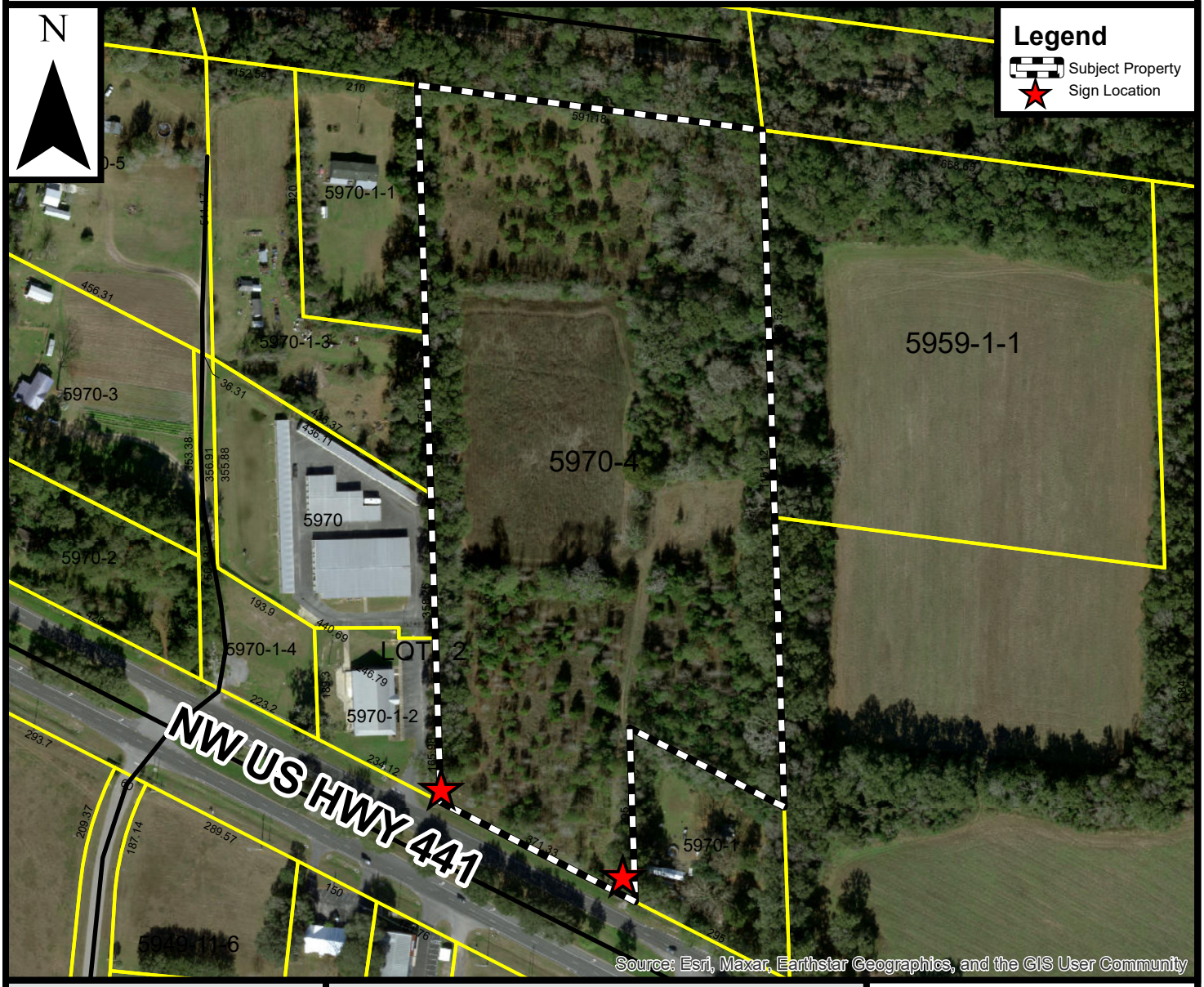
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Motory Group, LLC
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared March 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

City of ALACHUA
the good life community

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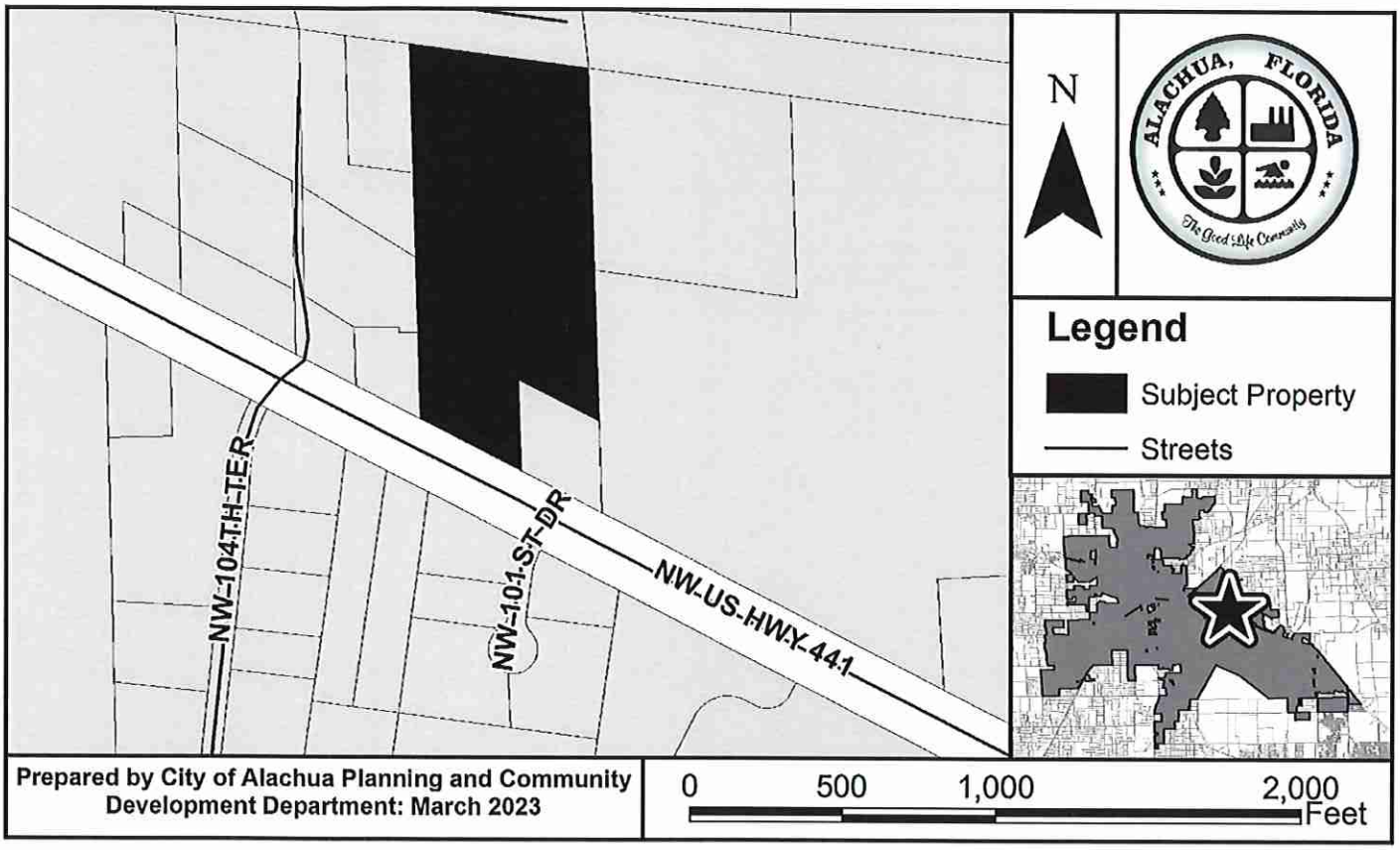

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Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-004-000
MOTORY GROUP LLC
13723 NW US HWY 441
ALACHU, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee ET AL
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-002-000
MARTIN DOUG & ANNA W LIFE ESTATE
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05964-002-001
LEVEL HEADED HOLDINGS LLC
3001 SW 4TH CT
GAINESVILLE, FL 32601

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

05970-005-000
RAWLINS ARTHUR
PO BOX 851
ELKIN, NC 28621-0851

5964-7
TF TALA LLC
3005 N Marshall Road
Appleton, WI. 54911

5970, 5970-1-4
NSA Property Holdings LLC
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4th Floor
Greenwood Village, CO 80111

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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
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Gainesville, FL 32641

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Alachua, FL 32616

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Alachua, FL 32615

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Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
~~P.O. Box 2307~~ 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
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