Planning and Zoning Board
Agenda
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

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 AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the October 11, 2022 Minutes

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).

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).

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).

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).

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).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/14/2023
SUBJECT: Approval of the October 11, 2022 Minutes

PREPARED BY: Kenyata Curtis, Planning Technician

RECOMMENDED ACTION:
Approve the October 11, 2022 Minutes

Summary

Approval of the October 11, 2022 Minutes

ATTACHMENTS:

Description

- PZB Minutes October 11, 2022

Planning and Zoning Board
Minutes
October 11, 2022

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

City Manager Mike DaRoza

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

Meeting Date: October 11, 2022

Meeting Location: James A. Lewis Commission Chambers

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

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain, Department Director Kathy Winburn, And City Attorney Marian Rush were 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.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the September 13, 2022 PZB Minutes

Member Menadier moved to approve the minutes; seconded by Member Dave Ferro.

Passed by unanimous consent.

B. Special Exception Permit - Master's Lawn Care – Landscape Services: A request by Claudia Vega, P.E.,of eda consultants, inc., applicant and agent for Thompson Property 11417 LLC, property owner, for consideration of a Special Exception Permit to allow a landscape services use in the Agricultural (A) zoning district, located at 11417 NW 59th Terrace; Consisting of Tax Parcel Numbers 05885-010-008 and 05885-010-009; FLUM: Agriculture; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP presented the Staff Report.

Chair Burgess asked if there is an existing use why is a special exception needed .

Principal Planner Hall responded.

Member Johns asked if an agriculture zoning needs a special exception for landscaping.

Principal Planner Hall responded.

Stephanie Sutton, of eda consultants, inc., presented additional information, availed herself for questions, and accepted the conditions.

Member Burgess asked if the concerns at the neighborhood meeting were address.

Stephanie Sutton responded.

Rusty Thompson responded.

Member Menadier shared his support for the citizens concerns being addressed.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for a landscape services on Tax Parcels 05885-010-008 and 05885-010-009, subject to the three (3) conditions provided in Exhibit "A" and located on page 10 of the

October 11, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.

Robert Keller shared his support for the owner addressing his concern for lighting pollution.

Rusty Thompson responded.

Motion Passed 5-0 in a roll call vote.

C. Site Plan – Master's Lawn Care : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Thompson Property 11417, LLC, property owner, for consideration of a Site Plan to construct a ± 2,000 square feet building addition with associated site improvements on a ±8.00 acre subject property located at 11417 NW 59th Terrace. Tax Parcel Numbers 05885-010-008 and 05885-010-009 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Stephanie Sutton accepted the conditions recommended by Staff.

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 Thompson Property 11417, LLC. , subject to the three (3) conditions provided in Exhibit "A" and located on page 15 of the October 11, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Joe Hancock.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Principal Planner Hall stated the next meeting will be November 8, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Ferro moved to adjourn; seconded by Member Menadier.

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: 2/14/2023
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the 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 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 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.

Summary

This application is a request by Richard Masla of Ayurveda Health Retreat, Inc., applicant and property owner, for the approval of a Certificate of Appropriateness for the replacement of existing wooden stairs used for emergency ingress/egress.

The subject property is ±0.34 acres in area and is located at 14616 NW 140th Street, north of the First Baptist Church of Alachua parking lot and west of First Presbyterian Church of Alachua.

As part of the application package, the applicant has submitted pictures and specifications for the proposed alterations. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

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

- to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources;
- to protect designated land and buildings or structures having historic and architectural significance;
- to stabilize and improve property values;
- to foster civic pride; and,
- to encourage redevelopment in the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace.

Section 3.7.2(A)(5) of the LDRs states, "[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, Certificate of Appropriateness."

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 2/14/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for the approval of a Certificate of Appropriateness for the replacement of existing wooden stairs used for emergency ingress/egress
APPLICANT/AGENT:	Richard Masla Ayurveda Health Retreat, Inc.,
PROPERTY OWNER:	Ayurveda Health Retreat, Inc.,
LOCATION:	14616 NW 140th Street
PARCEL ID NUMBER:	03664-000-000; 03664-001-000
ACREAGE:	±0.34 acres
PROJECT PLANNER:	Justin Tabor, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the 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.
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 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.*

SUMMARY

This application is a request by Richard Masla of Ayurveda Health Retreat, Inc., applicant and property owner, for the approval of a Certificate of Appropriateness for the replacement of existing wooden stairs used for emergency ingress/egress.

The subject property is ±0.34 acres in area and is located at 14616 NW 140th Street, north of the First Baptist Church of Alachua parking lot and west of First Presbyterian Church of Alachua.

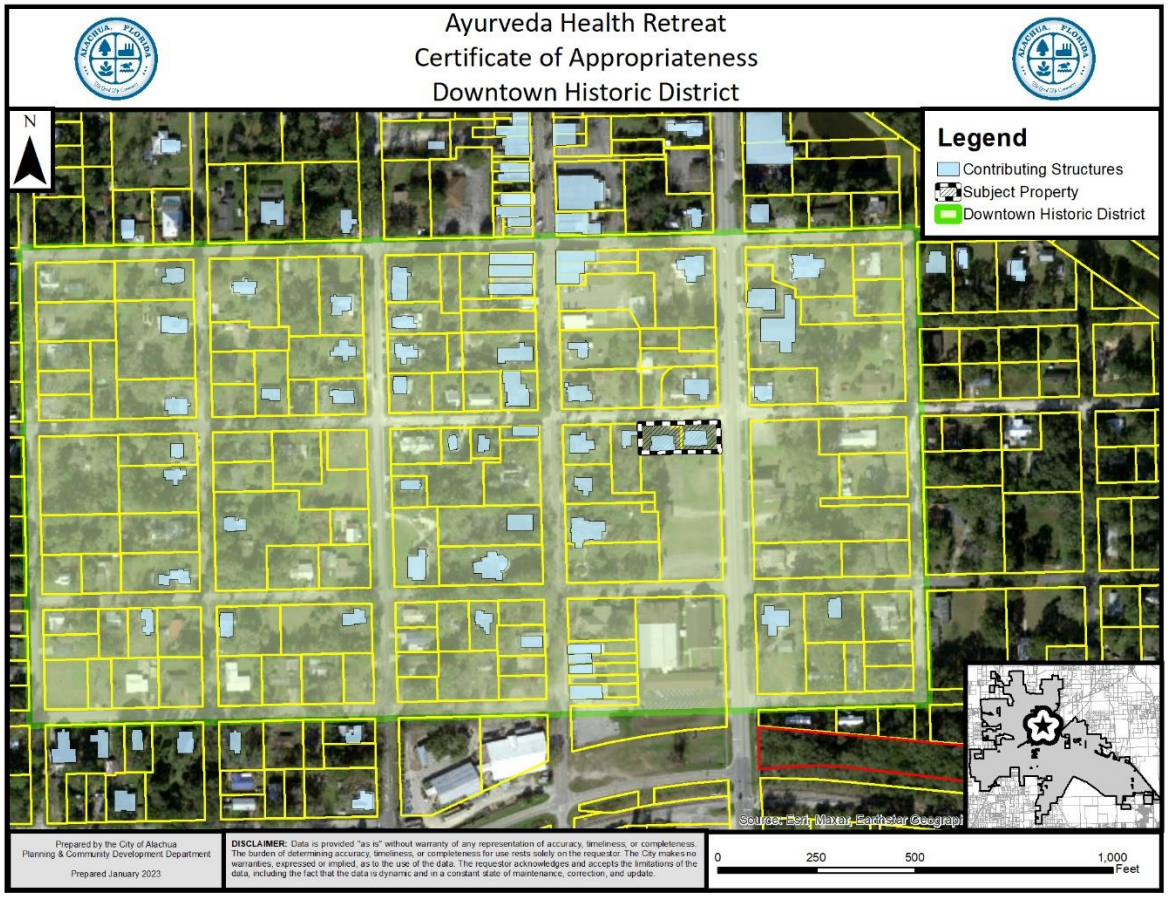
As part of the application package, the applicant has submitted pictures and specifications for the proposed alterations. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

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

- to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources;
- to protect designated land and buildings or structures having historic and architectural significance;
- to stabilize and improve property values;
- to foster civic pride; and,
- to encourage redevelopment in the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown on Map 1.

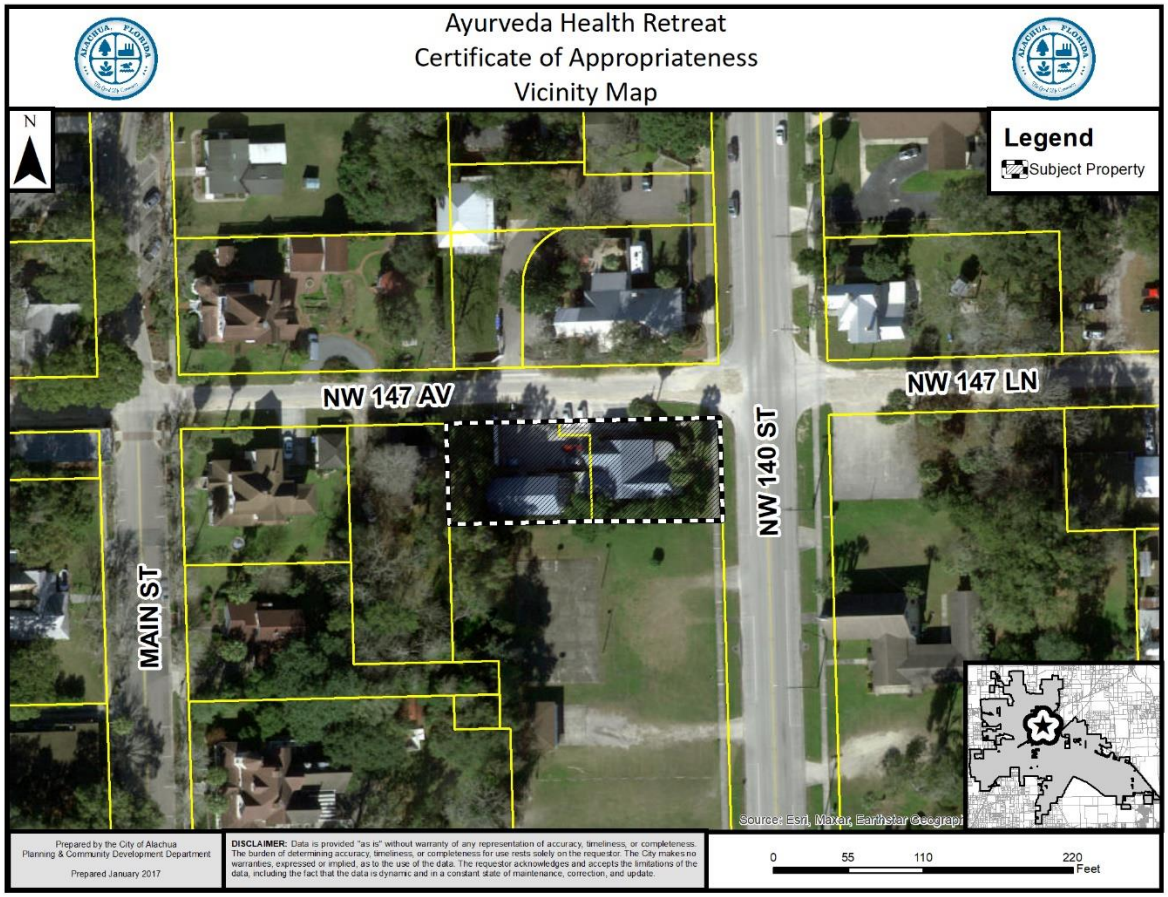
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



Section 3.7.2(A)(5) of the LDRs states, "[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, *Certificate of Appropriateness*."

Map 2 depicts the vicinity surrounding the subject property.

Map 2. Vicinity Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below provide a basis to establish consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below. An analysis of the application's consistency with the identified Goals, Objectives, and Policies below has been provided.

Future Land Use Element

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:
The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

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

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

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

Analysis of Consistency with Goals, Objectives, & Policies: The applicant has submitted materials to support that the proposed modifications will be consistent with and sensitive to the character of the historic district.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.6(E) of the City's Land Development Regulations (LDRs) establishes the standards of review for an application for a Certificate of Appropriateness. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.6(E) is provided below.

(1) ***Affect Exterior Appearance***
Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

Evaluation: The applicant has submitted construction specifications which demonstrate the proposed alterations would be consistent with the appearance of structures identified as contributing structures to the Downtown Historic District as designated by the National Register of Historic Places.

(2) ***Affect Consistent with Historical, Architectural, or Other Relevant Qualities***
Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

Evaluation: Section 3.7.2 of the LDRs establishes the provisions of the City's Downtown Historic District. The general purposes of the Historic Overlay District are: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and to encourage redevelopment in the City's downtown. The proposed alterations would not adversely affect the historical, architectural, or other qualities the Historic Overlay District is intended to protect.

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

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

Evaluation: Based upon the preceding information, the proposed alterations will be consistent with the appearance of other proximate structures, including those identified as contributing structures in the Master Registry of the National Register of Historic Places.

(4) *Effect of Denial*

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

Evaluation: The approval of this application would permit the owners to replace building elements in need of renovation to maintain structure's habitability. The staircase is needed to provide emergency ingress/egress to the second floor of a commercial building.

(5) *Demolition*

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

(a) That no other feasible alternative can be found;
(b) The extent to which the land may not be beneficially used without approval of the demolition;
(c) The ability to obtain a reasonable return from the existing structure(s); and
(d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

Evaluation: No demolition has been proposed, therefore, this standard is not applicable.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 19, 2023

Sent by electronic mail to r.masla108@gmail.com

Richard Masla
Director
Ayurveda Health Retreat
14009 NW 147th Avenue
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Ayurveda Health Retreat Certificate of Appropriateness Application

Dear Mr. Masla:

On January 12, 2023, the City of Alachua received your revised application and materials for a Certificate of Appropriateness submitted for the replacement of existing wooden stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs. 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).

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, February 13, 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*)
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 3, 2023

Sent by electronic mail to r.masla108@gmail.com

Richard Masla
Director
Ayurveda Health Retreat
14009 NW 147th Avenue
Alachua, FL 32615

RE: Completeness Review: Ayurveda Health Retreat Certificate of Appropriateness Application

Dear Mr. Masla:

On December 27, 2022, the City of Alachua received your application for a Certificate of Appropriateness submitted for the replacement of existing wooden stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs.

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, January 12, 2023**.

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.

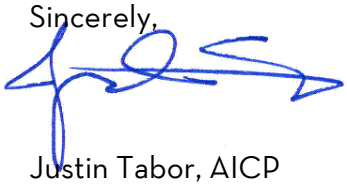
Please address the following:

1. **Application Submittal Requirements:** The City requests four (4) printed copies of all application materials and a digital copy of application materials in PDF format submitted in one of the following methods: via CD; via flash drive; or via cloud/FTP link. Please submit three (3) additional printed copies of all application materials and a digital copy of all application materials in PDF format.

2. **Certificate of Appropriateness Application Attachment #6: Proof of Ownership.** Proof of ownership (i.e., copy of a deed) of the property has not been submitted with the application. Please submit proof of ownership of the property subject to the application.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

Ayurveda Health Retreat

14616 NW 140th St
Alachua, FL 32615
(352) 870-7645
ahr.yoga@gmail.com

December 27th 2022

Kathy Winburn
City of Alachua
Planning and Community Development Department
Dear Miss Winburn,

I hope this letter finds you well. I am enclosing a Certificate of Appropriateness Application along with the following attachments:

- Site Plan with the location of concrete landing pads for the metal stairs
- Set of plans for the proposed metal stairs
- Pictures of the existing building
- Impact report
- Proof of ownership
- Proof of payment of taxes
- A check for the required fee

Please let me know if you have any questions.

Sincerely,

Richard Masla
Ayurveda Health Retreat President

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

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

A. PROJECT TYPE

☐ Demolition ☐ Removal

☐ New Construction ☐ Addition

☒ Alteration of Exterior Features

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent Tansy
2. Name of Applicant(s) or Contact Person(s): Richard Masla/Bradley Title: Director
   Company (if applicable): Ayurveda Health Retreat
   Physical address: 14616 NW 140th St Alachua, FL 32615
   Mailing Address: same
   City: _____ State: _____ ZIP: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Richard Masla - Ayurveda Health Retreat
   Mailing Address: 14009 NW 147th Ave
   City: Alachua FL State: FL ZIP: 32615
   Telephone: 352-213-3055 FAX: _____ e-mail: R.masla108@gmail.com

C. PROPERTY AFFECTED

1. Address of Subject Property: 14616 NW 140th St Alachua FL
2. Parcel ID Number(s): 03664-000-000
3. Existing Use of Property: Ayurveda/Yoga Retreat
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: _____
7. Number of Existing Structures on the Property: 1

D. ATTACHMENTS

1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines

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

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

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

   (1) *Affect Exterior Appearance*

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

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

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

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

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

   (4) *Effect of Denial*

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

   (5) *Demolition*

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

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

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

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

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

6. Proof of ownership.

7. Proof of payment of taxes.

8. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

I/We certify and acknowledge that:

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

Signature of Applicant

Signature of Co-applicant

Richard A. Masla - Director

Typed or printed name and title of applicant

Typed or printed name of co-applicant

10-19-22

Date

Date

State of Florida County of Alachua

The foregoing application is acknowledged before me by means of ✓ physical appearance or __ online notarization this 19th day of October, 2022 by Richard Masla, who is/are personally known to me, or who has/have produced personally known as identification.

NOTARY SEAL

SUSAN FRAZIER
MY COMMISSION # GG 286887
EXPIRES: January 4, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

Print Name: Susan Frazier

My Commission Expires: 1-4-2023

CERTIFICATE DESIGNATING AGENT UPON WHOM PROCESS MAY BE SERVED AND THE PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA

The following is submitted in compliance with Section 617.0501, Florida Statutes:

Ayurveda Health Retreat, Inc., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at 14616 NW 140th Street, Alachua, Alachua County, State of Florida, has named Richard Masla as its registered agent to accept service of process at its office within this state, located at 14616 NW 140th Street, Alachua, Florida 32616.

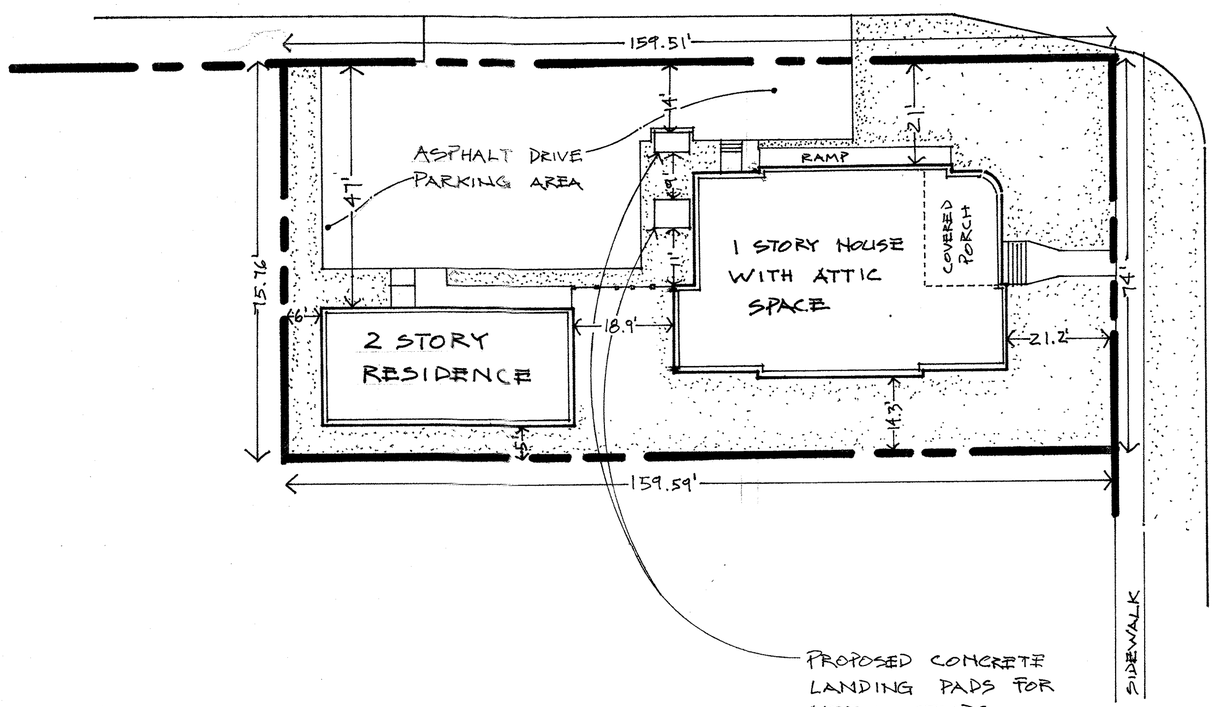
Having been named as the registered agent for the above corporation for the purpose of accepting service of process at the registered office designated in this certificate, I hereby accept such appointment and agree to act in such capacity. I agree to comply with the provisions of said sections relative to keeping open the registered office.

Richard Masla
Registered Agent

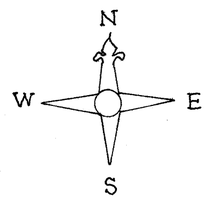
12-28-10
Date

FILED
10 DEC 29 PM

NW 147TH AVENUE



NW 140TH STREET



RICHARD MASLA - METAL STAIRS
14616 NW 140TH ST. ALACHUA, FL 32615

SCALE 1" = 20'	APPROVED BY	DRAWN BY J.FALQUEZ
DATE 12-13-22		REVISED

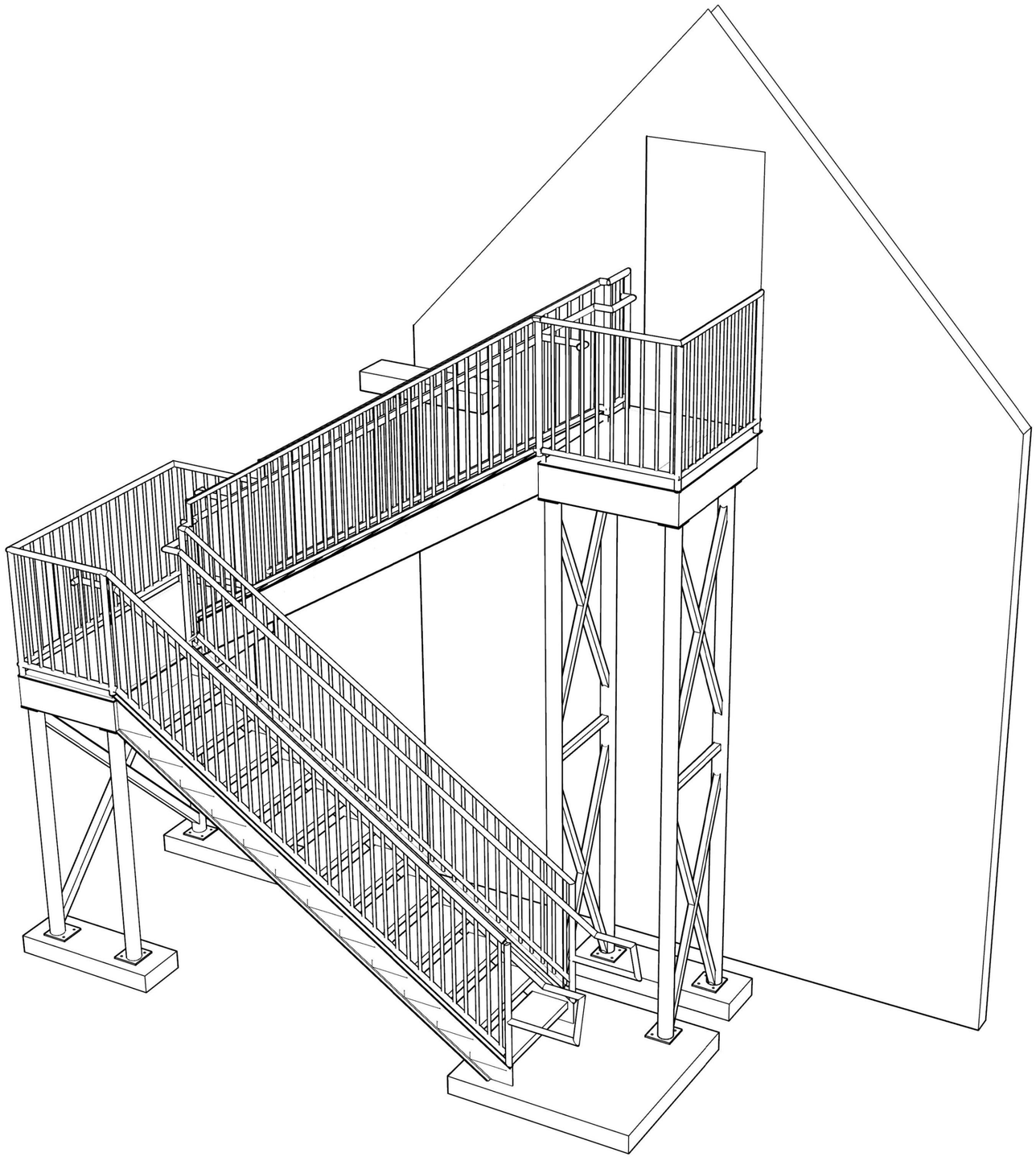
SITE PLAN

Pictures of Existing Building

West elevation with previous wooden stairs being repaired

Pictures of Existing Building

West elevation with wooden stairs removed



HBA Job # 22-77 6 Sheets

These shop drawings are signed and sealed for review and verification of conformance with the Engineer of Record's drawings for structural members sizes and connections only. Specific detail dimensions are not verified and are the responsibility of others.

This item has been digitally signed and sealed by Harry Brumley, III, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HB Associates, LLC
Structural/Civil Engineering
Florida CA# 7045
Harry Brumley, P.E. # 41837

377 Maitland Avenue, Suite # 2007 (407) 740-5444
Altamonte Springs, FL 32701

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla
14616 NW 140th Street
Alachua, FL 32615

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
ISOMETRIC

NOTES:

All material is steel. U.N.O.
All work to be by Certified Welders
Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

All material to be supplied hot-dipped galvanized.

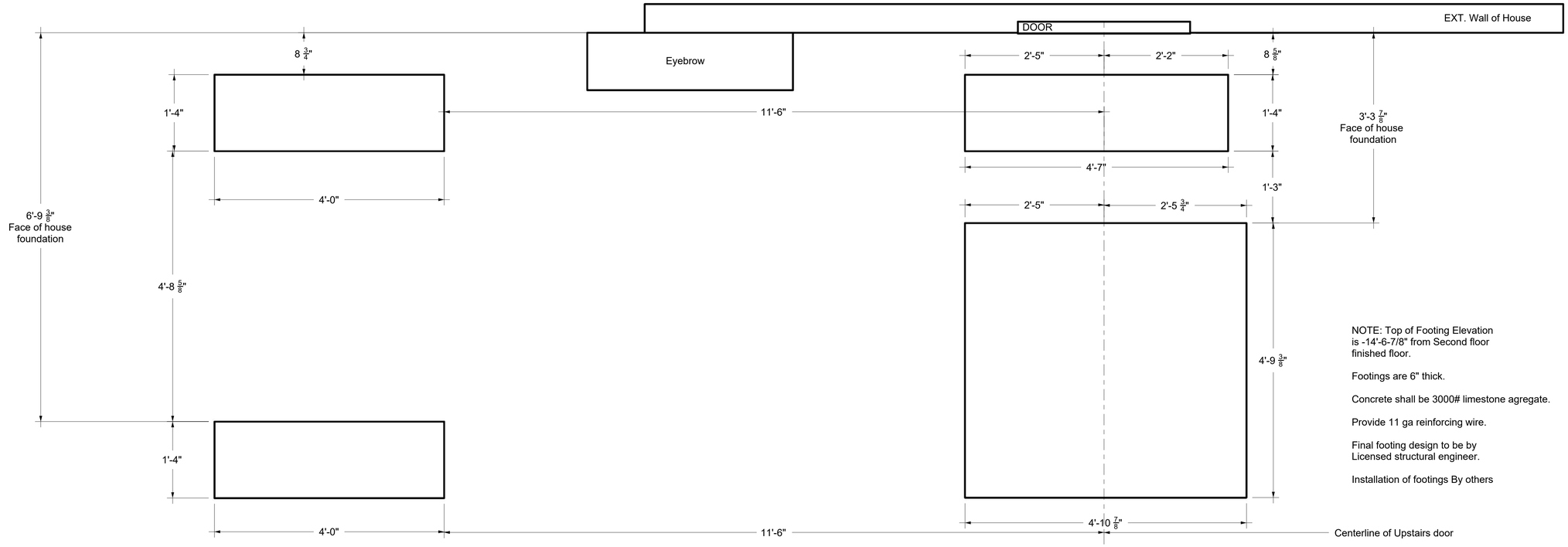
FOR APPROVAL

NUMBER: S0.0

SCALE:

DRAWN BY:

DATE: 09/01/2022



NOTE: Top of Footing Elevation is -14'-6-7/8" from Second floor finished floor.

Footings are 6" thick.

Concrete shall be 3000# limestone agregate.

Provide 11 ga reinforcing wire.

Final footing design to be by Licensed structural engineer.

Installation of footings By others

1
S1.0

Foundation Plan

SCALE: 1"=1'-0"

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
Foundation Plan

NOTES:

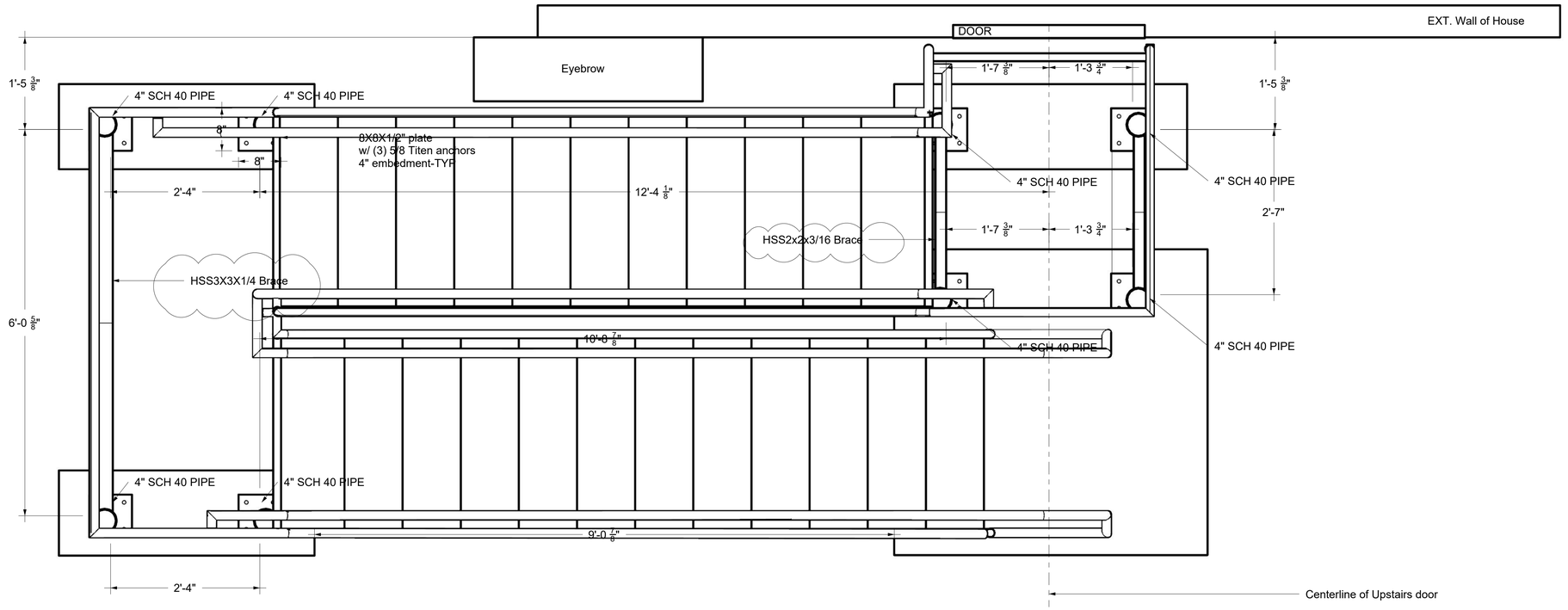
All material is steel. U.N.O.
All work to be by Certified Welders Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

All material to be supplied with one shop coat of structural steel spec. gray primer.

FOR APPROVAL

NUMBER: S1.0
SCALE:

DRAWN BY:
DATE: 09/01/2022



1
S1.1

Column Plan

SCALE: 1"=1'-0"

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla
14616 NW 140th Street
Alachua, FL 32615

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
Column Plan

NOTES:

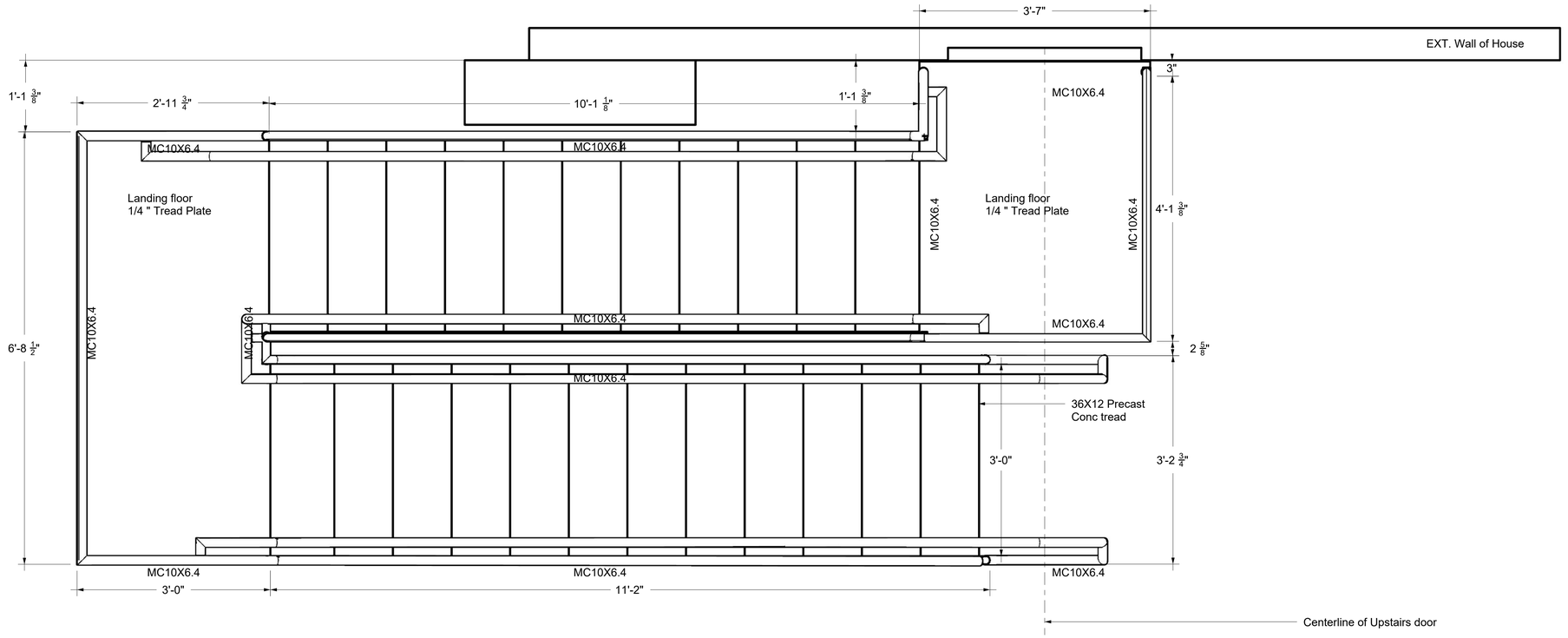
All material is steel. U.N.O.
All work to be by Certified Welders
Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

All material to be supplied with hot-dipped galvanized.

FOR APPROVAL

NUMBER: S1.1
SCALE:

DRAWN BY:
DATE: 09/01/2022



1
S1.2

Stair Plan

SCALE: 1"=1'-0"

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla
14616 NW 140th Street
Alachua, FL 32615

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
Stair Plan

NOTES:

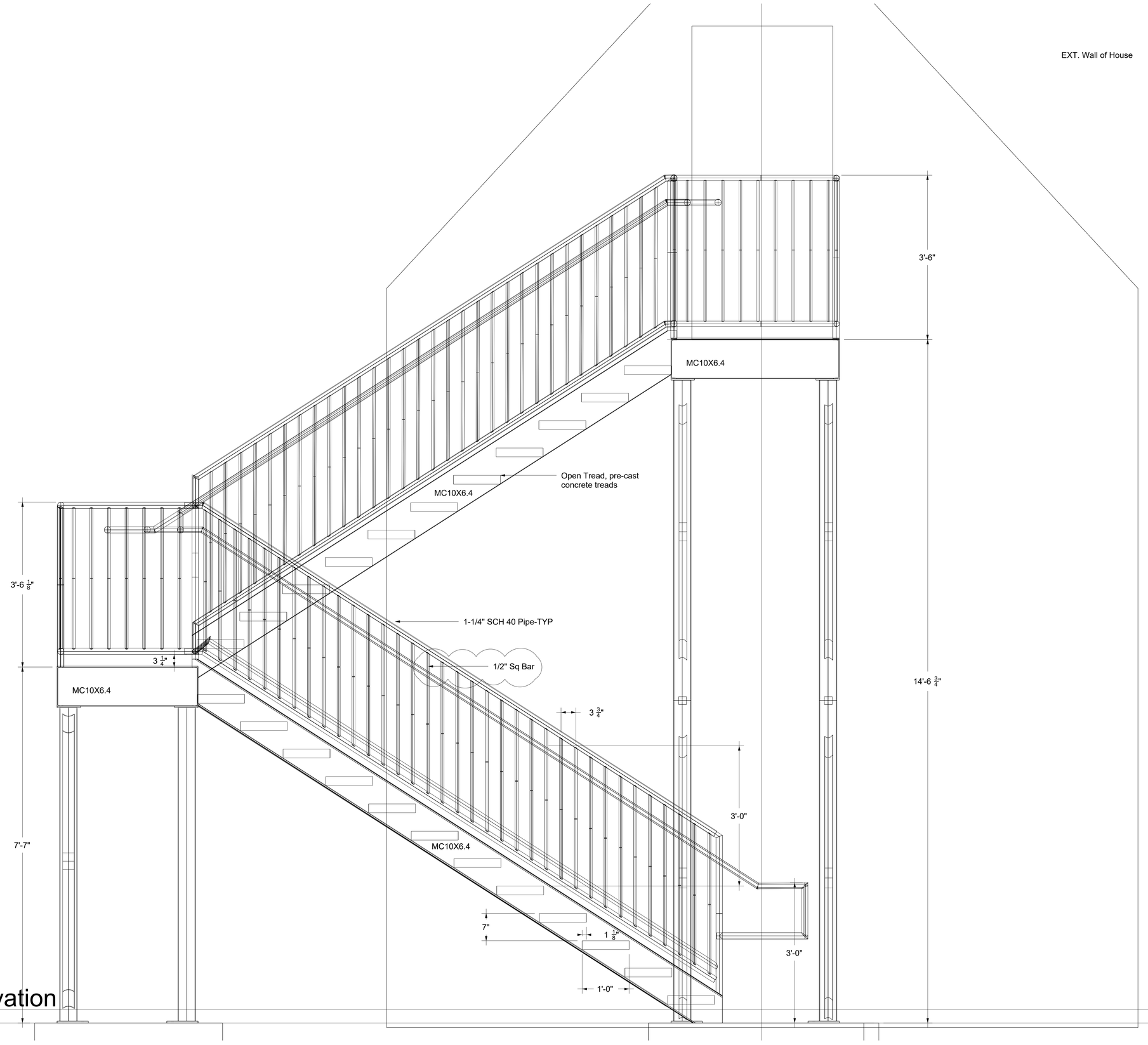
All material is steel. U.N.O.
All work to be by Certified Welders
Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

All material to be supplied hot-dipped galvanized.

FOR APPROVAL

NUMBER: **SCALE:**
S1.2

DRAWN BY: **DATE:**
09/01/2022



1
S1.3

Stair Front Elevation

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla
14616 NW 140th Street
Alachua, FL 32615

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
Stair Front Elevation

NOTES:

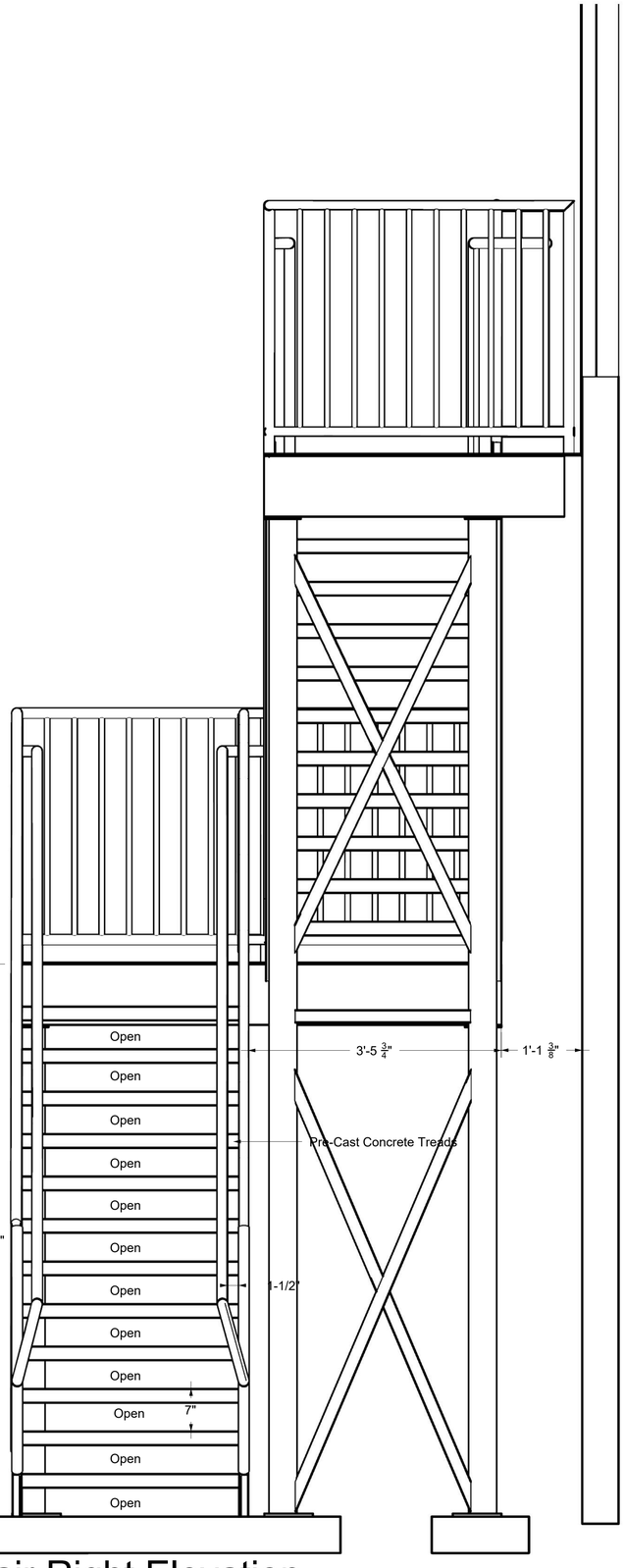
All material is steel. U.N.O.
All work to be by Certified Welders
Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

All material to be supplied galvanized.

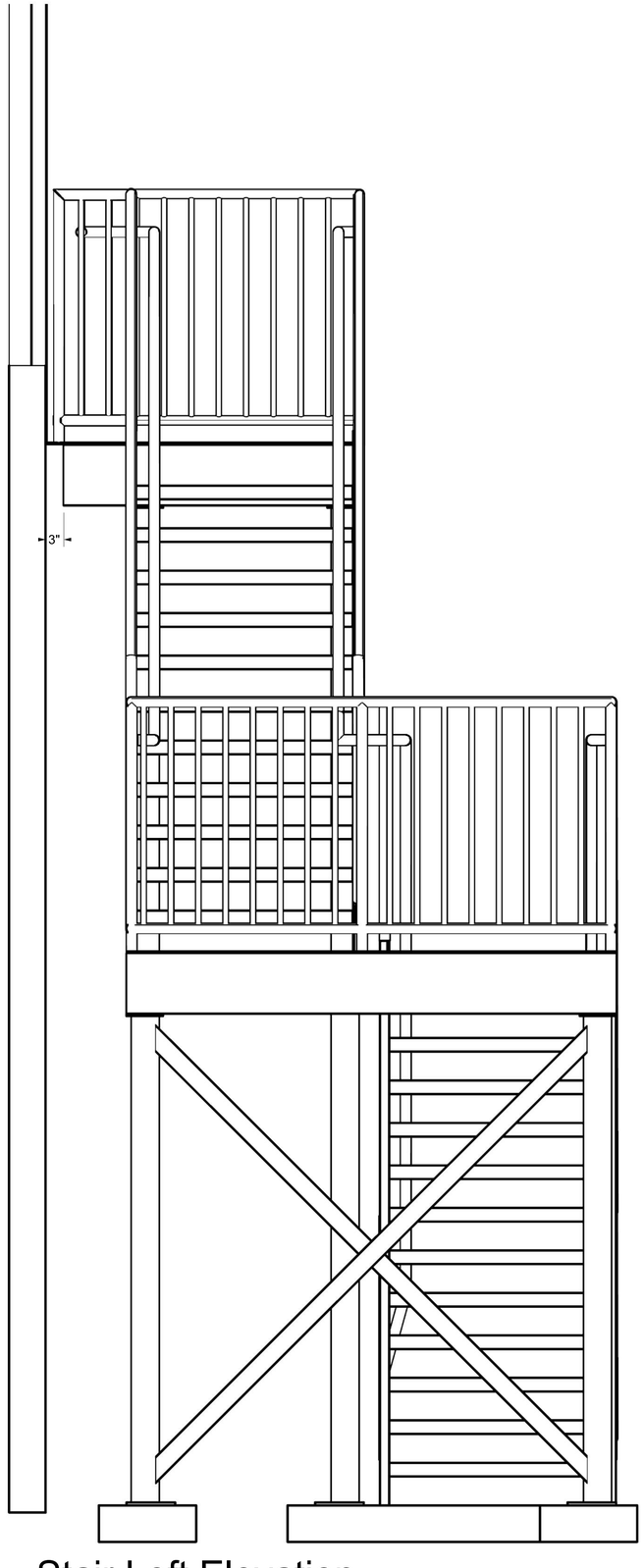
FOR APPROVAL

NUMBER: S1.3
SCALE:

DRAWN BY:
DATE: 09/01/2022



1 S1.4 Stair Right Elevation



2 S1.4 Stair Left Elevation

FLORIDA FABRICATION
425 Barry St.
Orlando, FL 32808
407-212-2700

PROJECT:
Masla Stairs
Alachua, FL

OWNER:
Richard Masla
14616 NW 140th Street
Alachua, FL 32615

ARCHITECT:

ENGINEER:

CONTRACTOR:

TITLE:
Side Elevations

NOTES:

All material is steel. U.N.O.
All work to be by Certified Welders
Welding Rods to be 70XX series.
Footing design to be by Structural Engineer.

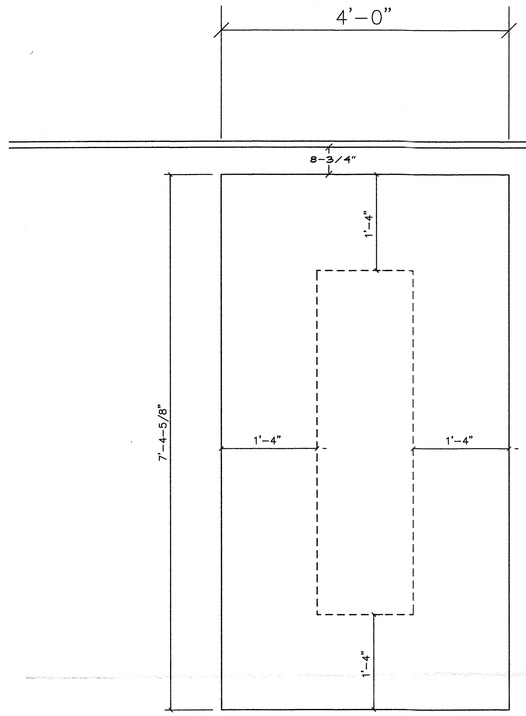
All material to be supplied hot-dipped galvanized.

FOR APPROVAL

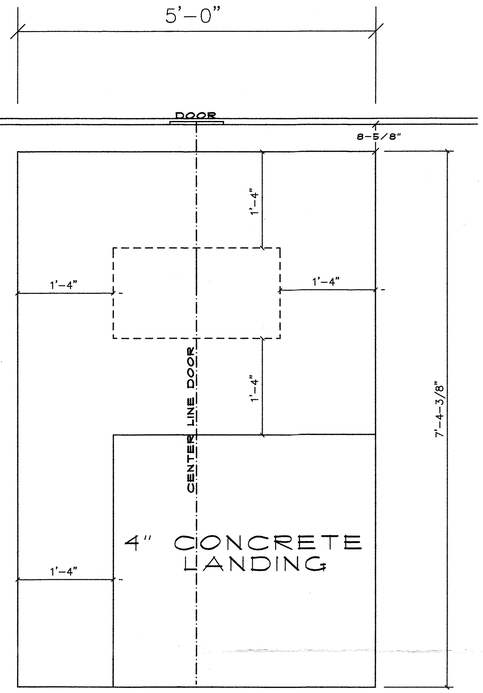
NUMBER: S1.4
SCALE:

DRAWN BY:
DATE: 09/01/2022

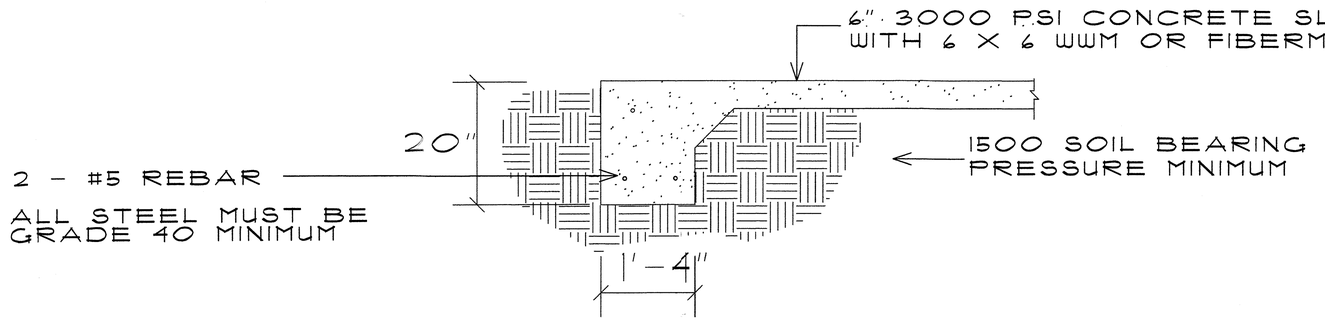
3000 PSI CONCRETE SLAB MIN.
WITH WWM OR FIBER MESH ON VAPOR BARRIER OVER CLEAN COMPACTED AND TERMITE TREATED FILL.
1500 PSF SOIL BEARING PRESSURE MINIMUM.
ALL STEEL MUST BE GRADE 40 MINIMUM.
VERIFY ALL FOOTING LOCATIONS AND DIMENSIONS WITH STAIR MANUFACTURERS.
IF SOIL CONDITIONS IN THIS PROJECT DO NOT MEET OR EXCEED THE MIN. 1500 PSF SOIL BEARING CAPACITY THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER PRIOR TO POURING OF THE PADS FOR VERIFICATION OF THE PAD DESIGNS. THE SOIL IS TO BE COMPACTED TO BE AT LEAST 95% OF MAX. OF MAX. DRY DENSITY AS AS DETERMINED BY ASTM-1557 (modified proctor) SOME DIFFERENTIAL SETTLEMENT IS TO BE EXPECTED.
CODE STATEMENT:
CODE REQUIREMENTS IN EFFECT AT THE TIME OF DESIGN:
2020 FLORIDA BUILDING CODE



SCALE : 1" = 1'-0"



SCALE : 1" = 1'-0"



TYPICAL MONOLITHIC FOOTING

PAD LAYOUT
SCALE: 1"=1'-0"
09/15/22

MASLA COLUMN PADS
14616 NW 140TH ST
ALACHUA, FLORIDA

S-1

SCHAFER ENGINEERING, LLC

9-21-22

BRUCE SCHAFER, P.E.#49984
1042 W. 42ND AVE
GAINESVILLE, FLORIDA 32605

Ayurveda Health Retreat
14616 NW 140th St
Alachua, Florida. 32615

Richard Masla - President

Alachua Building Department

1. The new steel stairs replace the wood stairs that has be on location since 2006. The new stairs enhance the property appearance.

2-3. The affect of the new stairs is consistent with the area and looks great.

4. The new fireproof stairway has been installed already due to fire safety, with the approval of Tim of the Alachua Building Department.

5.The fireproof stairway plans have been submitted and approved by the City of Alachua Building Department.

Richard A Masla

President of the Ayurveda Health Retreat

Prepared by and return to
Larry D. Marsh, Esq.
Brashear, Marsh & McCarty, PL
926 NW 13th Street
Gainesville, FL 32601

Property Appraiser's
Parcel Identification
No. 03664-000-000

WARRANTY DEED

THIS WARRANTY DEED, made this ____ day of December , 2010, between Richard Masla, whose Post Office address is P.O. Box 1620, Alachua, Florida 32616, GRANTOR, and AYURVEDA HEALTH RETREAT, INC., a Florida corporation not for profit, GRANTEE.

The GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Alachua County, Florida, to wit:

The North 74 feet of Lot One (1), Block Seven (7), Olmstead Survey, according to the plat thereof recorded in Plat Book "C", Page 79B of the Public Records of Alachua County, Florida.

and said GRANTOR does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever.

This property is not the homestead property of the GRANTOR.

This conveyance is subject to restrictions, reservations, limitations and easements of record, taxes for the year 2010 and subsequent years, and all mortgages of record which the GRANTEE herein assume and agree to pay.

"Grantor" and "grantee," as used herein, shall refer to either the singular or the plural in number, as the context shall require.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal as of the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Richard Masla

Richard Masla, GRANTOR

Print Name: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of December 2010 by Richard Masla, who is personally known to me or who produced a Florida driver's license as identification, and who did take an oath.

NOTARY PUBLIC – State of Florida

(Seal)

(Signature)

Lorenzo Campbell

(Print, type, or stamp commissioned name of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
Yuri Lorenzo Campbell
Commission #DD952519
Expires: JAN. 14, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

ALATB15061F

John Power | TAX COLLECTOR
Serving Alachua County

2022 PAID REAL ESTATE 14639

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03664 000 000	14616 NW 140TH ST	1700

AYURVEDA HEALTH RETREAT INC
PO BOX 1620
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	245,000	0	245,000	1,902.72
LIBRARY GENERAL	1.0565	245,000	0	245,000	258.84
SCHOOL CAP PROJECT	1.5000	245,000	0	245,000	367.50
SCHOOL DISCRNRY & CN	0.7480	245,000	0	245,000	183.26
SCHOOL GENERAL	3.2500	245,000	0	245,000	796.25
SCHOOL VOTED	1.0000	245,000	0	245,000	245.00
CHILDREN'S TRUST	0.4612	245,000	0	245,000	112.99
SUWANNEE RIVER WATER MGT DIST	0.3368	245,000	0	245,000	82.52
CITY OF ALACHUA	5.3900	245,000	0	245,000	1,320.55

TOTAL MILLAGE 21.5087 AD VALOREM TAXES $5,269.63

LEGAL DESCRIPTION

OLMSTEAD SURVEY PB C-79B COM NE COR OF LOT 1 BLK 7 POB S 02 DEG 50 MIN E 75.76 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 20.4700	20.47
550 COUNTY FIRE SERVICES	1.000	Varies	448.02

NON-AD VALOREM ASSESSMENTS $468.49

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $5,738.12

IF PAID BY	Nov 30, 2022				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE 14639
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

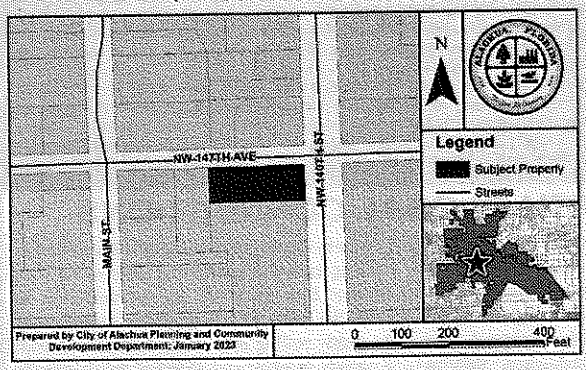
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS

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 February 14, 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 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; FLUM: Central Business District; Zoning: Central Business District (CBD).

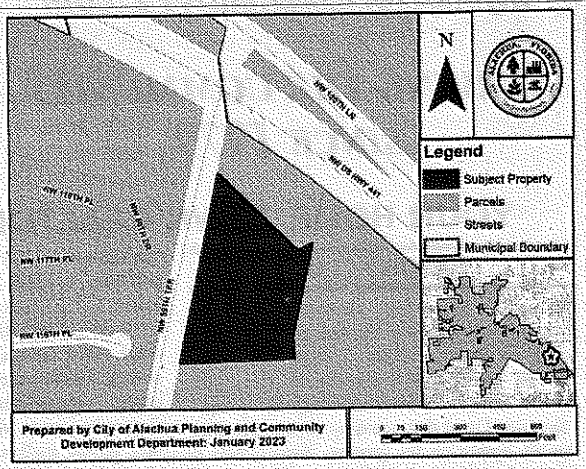


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

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 February 14, 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 Claudia Vega, P.E, of eda consultants, inc., applicant and agent, on behalf of 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 ±2.53 acre project area (a portion of a ±5.48 acre overall subject property) located south of US 441, east of NW 59th Terrace (portion of Tax Parcel No. 05885-010-007) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/14/2023
SUBJECT: 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).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Peggy Road Planned Development Subdivision to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/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.

Summary

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Margaret and William Kirkland, property owners, for consideration of the preliminary plat and Final PD Plan for the Peggy Road Planned Development project, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002, and is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The proposed Peggy Road Planned Development subdivision will consist of lots ranging size from ±6,000 square feet to ±9,335 square feet, with the majority of lots being ±6,000 square feet. The preliminary plat proposes 150 single family residential lots. The approved Planned Development Master Plan permits a maximum of 155 single family residential units. The preliminary plat proposes common areas along the eastern, southern and western boundaries of the property. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in the common areas along the southern and western portions of the property. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Peggy Road and will include a connection to the Hal Brady Recreation Complex. A 50' buffer is shown between the proposed lots and the eastern property line.

One (1) vehicular access points will be provided to Peggy Road. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on September 26, 2022 through Ordinance 22-19. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Preliminary Plat - Peggy Rd PD Subdivision
- Application and Supporting Materials
- Application and Supporting Materials - Traffic Analysis
- Public Notice Materials for the 02/14/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Claudia Vega, P.E., of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
PARCEL ID NUMBER:	03924-000-000, 03865-000-000, and 03917-200-002
FLUM DESIGNATION:	Moderate Density Residential (0-4 units per acre)
ZONING:	PD-R (Planned Development – Residential)
OVERLAY:	N/A
ACREAGE:	±51.26
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of 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.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ 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.*

SUMMARY & BACKGROUND

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Margaret and William Kirkland, property owners, for consideration of the preliminary plat and Final PD Plan for the Peggy Road Planned Development project, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002, and is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The proposed Peggy Road Planned Development subdivision will consist of lots ranging size from ±6,000 square feet to ±9,335 square feet, with the majority of lots being ±6,000 square feet. The preliminary plat proposes 150 single family residential lots. The approved Planned Development Master Plan permits a maximum of 155 single family residential units. The preliminary plat proposes common areas along the eastern, southern and western boundaries of the property. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in the common areas along the southern and western portions of the property. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Peggy Road and will include a connection to the Hal Brady Recreation Complex. A 50' buffer is shown between the proposed lots and the eastern property line.

One (1) vehicular access points will be provided to Peggy Road. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on September 26, 2022 through Ordinance 22-19. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

SURROUNDING USES

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

to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

Map 1. Vicinity Map

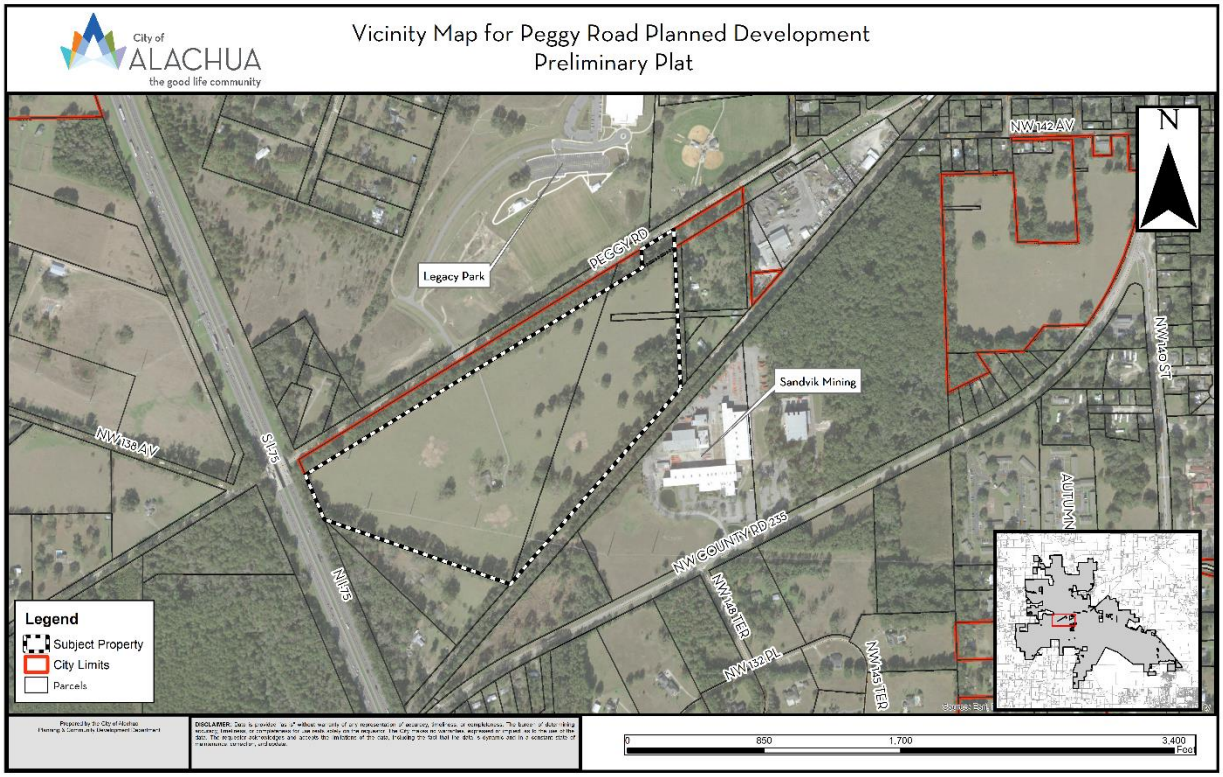
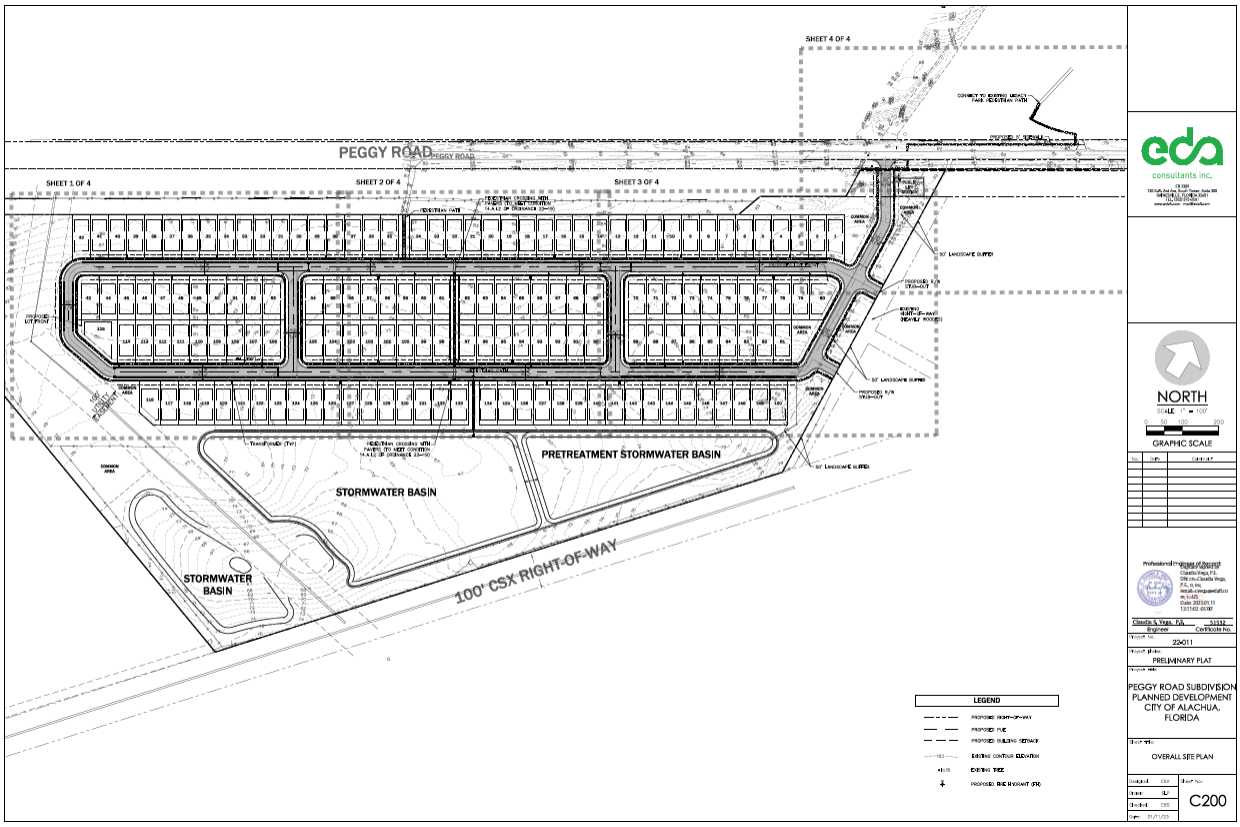


Illustration 1. Overall Site Plan for Peggy Road Planned Development Subdivision



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on October 20, 2022 at the Alachua Branch Library. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed preliminary plat is a Final PD Plan for the Peggy Road PD, which is a permitted use within the Moderate Density Future Land Use Designation.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a preliminary plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The preliminary plat has been reviewed for compliance with these documents.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where

necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential and minor agricultural operations. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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

Analysis of Consistency with Objective 5.2: The proposed preliminary plat/ Final PD plan has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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.

<u>Recreation Element</u>

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.

<u>Transportation Element</u>

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A

sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: The proposed preliminary plat shows a proposed sidewalk connection to Peggy Road.

Community Facilities Element

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

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

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

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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

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

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

<u>Conservation and Open Space Element</u>

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

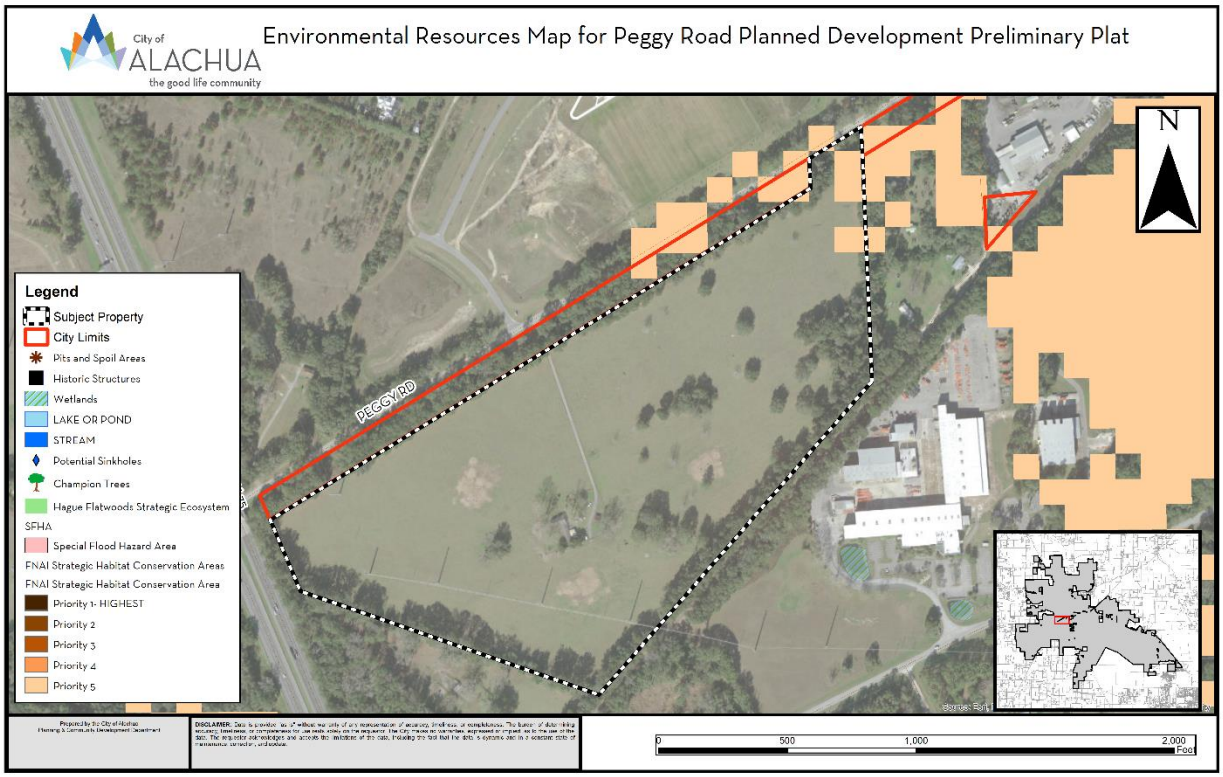
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Verde Environmental. No listed animal species were identified. The report indicates that the property does not include any significant plant or wildlife habitat, listed species, or potential listed species habitat that requires special protection.

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 two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. 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 does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

> *2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Peggy Road PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Peggy Road PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this

section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on September 26, 2022 by the adoption of Ordinance 22-19. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards*. In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed Preliminary Plat- 150 single family dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (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)
Peggy Road Planned Development S/D Preliminary Plat	Residential [1]	1,415 (708/708)	114 (30/84)	141 (90/51)
Potential Trips		**1,415 (708/708)**	**114 (30/84)**	**141 (90/51)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 150 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 150 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 150 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Preliminary Plat[5]	1,415	991	425
Residual Capacity after Proposed Preliminary Plat[6]	**9,509**	**4,004**	**9,281**
PM Peak Hour Traffic Analysis	**14 CR 2054 (From SR 235 to West City Limit) [1]**	**8 (108) SR 235 (From NW 143rd Place to US 441))[1]**	**17 CR235A (From US 441 to CR 235)[1]**
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Preliminary Plat[5]	141	99	42
Residual Capacity after Proposed Preliminary Plat[6]	**823**	**297**	**801**

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 September 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 150 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 150x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 150 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Final Development Order. Concurrency will be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

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*	291,079
Potential Potable Water Demand from Proposed Amendment **	41,250
Residual Capacity	**658,254**
Percentage of Permitted Design Capacity Utilized	**71.38%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 150 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 41,250 gallons per day at build out. This analysis is based on the practicable development potential of 150 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. It is anticipated that the proposed development 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*	265,540
Projected Potential Wastewater Demand from Proposed Amendment **	37,500
Residual Capacity	**438,960**
Percentage of Permitted Design Capacity Utilized	**70.74%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 150 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 37,500 gallons per day. This analysis is based on the practicable development potential of 150 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	6.68
Potential Demand Generated by Development[3]	1.91
Residual Recreational Capacity After Impacts	**73.11**

Sources:
1 *City of Alachua September 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; 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: 2.55 persons per dwelling x 150 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]	12.09 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.47 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]	**35.81 %**

1 *Source: City of Alachua September 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.91 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 1.91 recreational acres, and for improved passive park space by .38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat review stage. It is anticipated that the proposed development 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]	39,428.48	7,195.70
Projected Solid Waste Demand from Application[3]	1,528.78	279
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, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua September 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 150 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 279 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the final plat 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) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is 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 42 total student stations (18 for elementary, 9 for middle, and 14 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, 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

WILLIAM AND MARGARET KIRKLAND
(PEGGY ROAD PLANNED DEVELOPMENT SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/ education plan developed by the U.S. Fish and Wildlife Service.

3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

WILLIAM AND MARGARET KIRKLAND
(PEGGY ROAD PLANNED DEVELOPMENT SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for the Peggy Road Planned Development Preliminary Plat

Dear Ms Vega:

On January 12, 2023, the City of Alachua received your revised application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **February 14, 2023** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, January 31, 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, January 31, 2023*** . These signs will be ready for pick up from City Hall after 12 PM on Wednesday, January 25, 2023.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 13, 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: Mike DaRoza, City Manager
Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 4, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Peggy Rd Pd Preliminary Plat

Dear Ms Vega:

On December 1, 2022, the City of Alachua received your completed application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 11, 2023.** A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 14, 2023 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

5. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 15, 2022.
b. The applicant must address the comments provided by Nicola Cowap, P.E., of CHW, Inc., as provided in a letter dated December 15, 2022.
c. NEW – Applicant must address the comments provided by Tim Hunt, C.B.O, in an email dated December 5, 2022.

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

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated December 15, 2022
Engineering Review Comments from Nicola Cowap, P.E., of CHW, Inc., provided in a letter dated December 15, 2022
Email from Tim Hunt, C.B.O., Building Official dated December 5, 2022

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

City of
ALACHUA
the good life community

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

TR 12/12/2022

RE: **Peggy Road PD Preliminary Plat**

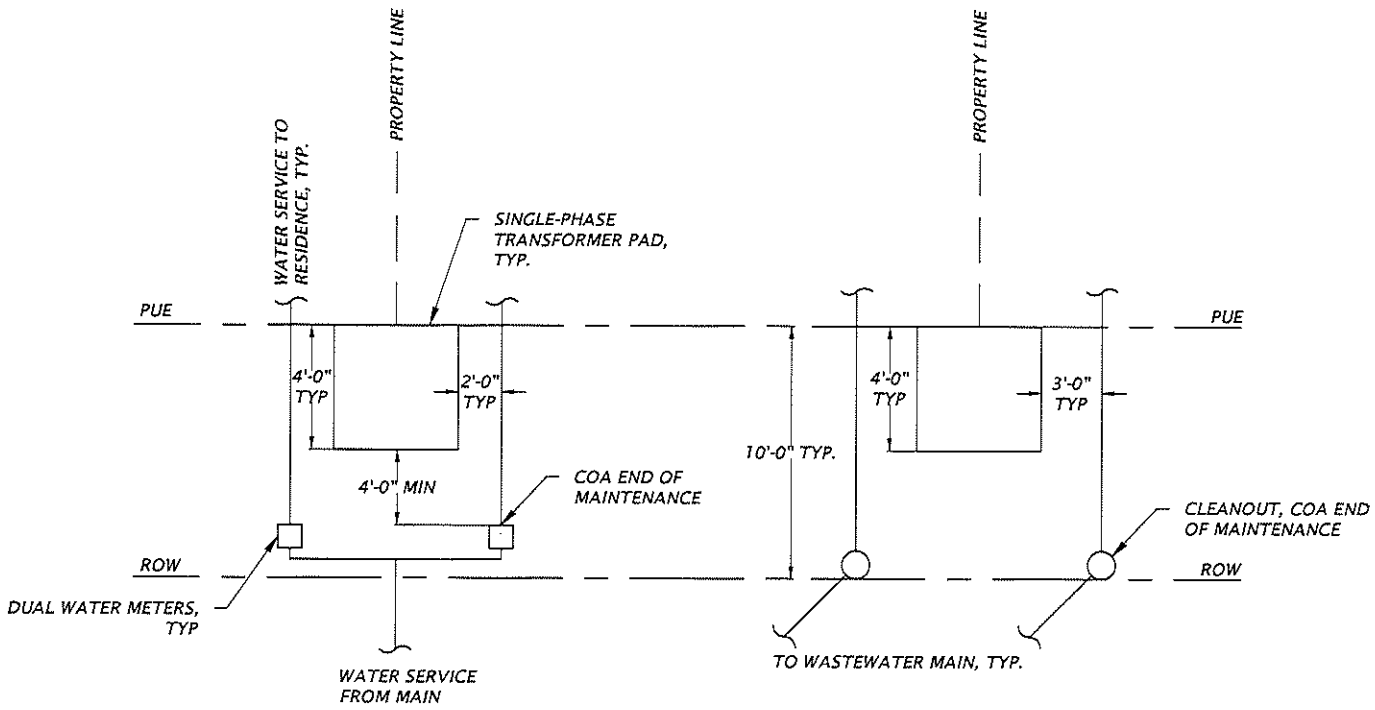
Public Services has reviewed the subject project (Dec 05, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **C100** On the Final Plat, include text that the HOA shall be responsible for the stormwater system not in the right-of-way. Please **submit** response. **Comment on Dec 05, 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **C300** On the Construction Plans & Final Plat, call-out that the Lift Station shall be private. Please **submit** response. **Comment on Dec 05, 2022 Submittal**

NO.	COMMENTS
	Further discussion required as whether Lift Station is private or public. **Submittal rating TBD. Comment remains outstanding.**
3	**Comment on Oct 27, 2022 Submittal** **C340** Show easements for both the water main and force main on the Legacy Park side of Peggy Road. Also show easements on the Final Plat. Review the direction of the NORTH arrow. Should it be changed? Please **submit** response **Comment on Dec 05, 2022 Submittal** **Approved**
4.	**Comment on Oct 27, 2022 Submittal** **C360** Plan Detail: City preference is now for laterals to be at lot corners, not at the lot center. On the Construction Plans, please show it this way. Please **submit** response **Comment on Dec 05, 2022 Submittal** Cleanouts are now shown on lot corners. Please note that: (1) COA requires that the water sleeves under the roads be 4-inches instead of 3-inches. (2) When a transformer is at a lot corner, the distance from transformer pad is now shown as 4 feet. As per COA detail 327, please change this to 3 feet. These changes can be deferred and included as part of the Construction Plans. **Approved as Noted.**
5	**Comment on Oct 27, 2022 Submittal** **C300, C330, C340** The Lift Station will be private. For the force main, City preference is that City has maintenance responsibility in the Peggy Road Right-of-Way and on the Legacy Park side of Peggy Road. The HOA shall have maintenance responsibility from the lift station to the Peggy Road Right-of-Way. Please propose a method to demarcate the maintenance responsibility between the City & the HOA. Please **submit** response.

NO.	COMMENTS
	Comment on Dec 05, 2022 Submittal Further discussion required as whether Lift Station is private or public. **Submittal rating TBD. Comment remains outstanding.**
6	**Comment on Oct 27, 2022 Submittal** Public Service recommends that the roads shall be private. Please **submit** response. **Comment on Dec 05, 2022 Submittal** Further discussion required as whether the roads are private or public. **Submittal rating TBD. Comment remains outstanding.**
7	**Comment on Oct 27, 2022 Submittal** **C340** The Lift Station force main will discharge into a manhole whose piping discharges to Lift Station 22, which is of small capacity. Please calculate the peak hour wastewater flow expected from the new development. If this additional peak hour flow burdens Lift Station 22, Lift Station 22 will need to be upgraded, with costs borne by the developer. Please **submit** response. **Comment on Dec 05, 2022 Submittal** Thank you for submitting the peak hour wastewater calculations. For the 150-home subdivision, the peak hour wastewater flow is 180,000 gpd, equal to 125 gpm. City will use this value to evaluate capacity of Lift Station (LS) 22 as well as other lift stations that are in the flow path to the wastewater plant. If upgrades to LS 22 and other lift stations are required, the cost-to-upgrade shall be borne by the developer. **Approved as Noted.**
END OF COMMENTS	

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



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS

NTS

MEMORANDUM

Peggy Rd Subdivision Preliminary Plat

December 15, 2022

To: Mr. Adam Hall

From: Nicola Cowap, PE

Date: December 15, 2022

RE: Peggy Rd Subdivision Preliminary Plat

CHW has reviewed the plans submitted for the Peggy Rd Subdivision Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Please provide clarification on how stormwater will be conveyed from the roads and lots. The road appears to be curb and gutter but no drainage structures are shown.
   Second Review: Please clarify why only half of the site is being routed to the pretreatment stormwater basin.
8. Comment cleared.
9. Comment cleared.

Zimbra **ad_hall@cityofalachua.org**

Re: PAT Request for Review - Peggy Rd PD Preliminary Plat

From : Tim Hunt <ti_hunt@cityofalachua.org> Mon, Dec 05, 2022 08:33 AM
Subject : Re: PAT Request for Review - Peggy Rd PD Preliminary Plat
To : Adam Hall <ad_hall@cityofalachua.org>

Good morning,

I have only 1 comment: If the lift station or any of the sewer and water is private owned and maintained it will fall under the Florida Building Code (FBC) and require inspections by the Building Official.

Thanks
Tim Hunt C.B.O, F.P.M
Building Official
Flood Plain Manager
City of Alachua
Cell- (386) 853-0280
Office- (386) 418-6182
Email- Ti_Hunt@cityofalachua.org

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

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Grafton Wilson" <gwilson@cityofalachua.org>, "John Adler" <jadler@alachuacounty.us>, "Justin Tabor" <jtabor@cityofalachua.org>, "Kathy Winburn" <kwinburn@cityofalachua.org>, "marian" <marian@robertarushpa.com>, "Mike DaRoza" <mi_daroza@cityofalachua.org>, "ro valladares" <ro_valladares@cityofalachua.org>, "Silver Ware" <sware@alachuacounty.us>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>, "ti hunt" <ti_hunt@cityofalachua.org>, "Eiman Abbas" <eabbas@cityofalachua.org>, "Mark Avery" <ma_avery@cityofalachua.org>
Sent: Thursday, December 1, 2022 5:48:00 PM
Subject: Re: PAT Request for Review - Peggy Rd PD Preliminary Plat

PAT Members,

The Planning Department has received a revised preliminary plat application , which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

Project Review Timeline
Initial Application Submittal: October 31, 2022
Completeness Review: November 3, 2022
Development Review Team (PAT) Staff Meeting: November 21, 2022

Development Review Team (PAT) Applicant Meeting: November 22, 2022
Submittal 2: December 1, 2022
Deadline for review comments: Thursday, December 15, 2022

Please review this new application and provide any comments in writing no later than **4** PM on Thursday, December 15, 2022.

The proposed application can be found at the location below:

X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Peggy Rd Subdivision Preliminary Plat\Submittals\December 1, 2022 - 2

Link to Peggy Rd PD Preliminary Plat: LINK.

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

---

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Grafton Wilson" <gr_wilson@cityofalachua.org>, "John Adler" <jadler@alachuacounty.us>, "Justin Tabor" <ju_tabor@cityofalachua.org>, "Kathy Winburn" <ka_winburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Mike DaRoza" <mi_daroza@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "sware" <sware@alachuacounty.us>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>, "Timothy Hunt" <ti_hunt@cityofalachua.org>, "Eiman Abbas" <eabbas@cityofalachua.org>, "Mark Avery" <ma_avery@cityofalachua.org>
Sent: Thursday, November 3, 2022 4:33:00 PM
Subject: PAT Request for Review - Peggy Rd PD Preliminary Plat

PAT Members,

The Planning Department has received a new preliminary plat application , which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

Project Review Timeline
Initial Application Submittal: October 31, 2022
Completeness Review: November 3, 2022
Completeness Items Submitted: TBD
Development Review Team (PAT) Staff Meeting: TBD
Development Review Team (PAT) Applicant Meeting: TBD
Deadline for review comments: Thursday, November 17, 2022

Please review this new application and provide any comments in writing no later than **3** PM on Thursday, November 17, 2022.

The proposed application can be found at the location below:

X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Peggy Rd Subdivision Preliminary Plat\Submittals\October 31, 2022 - 1

Link to Peggy Rd PD Preliminary Plat: LINK.

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

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Peggy Rd Pd Preliminary Plat

Dear Ms Vega:

On November 7, 2022, the City of Alachua received your completed application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Tuesday November 22, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, December 1, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. 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. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   a. Please note how Condition 14.a.i.2 will be met at pedestrian crossings.
   b. Per Condition 14.a.ii minimum pavement width is 24'. Proposed roadway cross-section indicates proposed pavement width is 20'.
2. *Comprehensive Plan Consistency Analysis*
   a. Policy 1.2.b.1 of the Future Land Use Element does not appear to be pertinent to proposed application. This section must be revised to provide further analysis or removed.
   b. Analysis of Policy 2.1.a of the Future Land Use Element must be provided.

c. Analysis of Objective 3.5 of the Community Facilities Element must be provided.

3. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
4. *Article 7, Subdivision Standards*
   a. Section 7.3.1 (B)(1)(c) requires a minimum pavement width of 24'. Sheet 360 must be revised.
   b. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
5. *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 Nicola Cowap, P.E., of CHW, Inc., as provided in a letter dated November 21, 2022.
6. *Miscellaneous*
   a. Verify zoning information on vicinity map on cover sheet. Parcels 03924 and 03917 have PD-R zoning and Moderate Density Residential Future Land Use designations.
   b. Notes must be added for Lots 115 and 80 to clarify front/driveway access to street.
   c. Provide further information regarding Exception B-11 2C. Access appears to be provided through Parcel 03917-200-002.
   d. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO

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

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated November 17, 2022
Engineering Review Comments from Nicola Cowap, P.E., of CHW, Inc., provided in a letter dated November 21, 2022

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

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

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: **Peggy Road PD Preliminary Plat**

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** **C100** On the Final Plat, include text that the HOA shall be responsible for the stormwater system not in the right-of-way. Please **submit** response.
2.	**Comment on Oct 27, 2022 Submittal** **C300** On the Construction Plans & Final Plat, call-out that the Lift Station shall be private. Please **submit** response.
3	**Comment on Oct 27, 2022 Submittal** **C340**

NO.	COMMENTS
	Show easements for both the water main and force main on the Legacy Park side of Peggy Road. Also show easements on the Final Plat. Review the direction of the NORTH arrow. Should it be changed? Please **submit** response
4.	**Comment on Oct 27, 2022 Submittal** **C360** Plan Detail: City preference is now for laterals to be at lot corners, not lot center. On the Construction Plans, please show it this way. Please **submit** response
5	**Comment on Oct 27, 2022 Submittal** **C300, C330, C340** The Lift Station will be private. For the force main, City preference is that City has maintenance responsibility in the Peggy Road Right-of-Way and on the Legacy Park side of Peggy Road. The HOA shall have maintenance responsibility from the lift station to the Peggy Road Right-of-Way. Please propose a method to demarcate the maintenance responsibility between the City & the HOA. Please **submit** response.
6	**Comment on Oct 27, 2022 Submittal** Public Service recommends that the roads shall be private. Please **submit** response.
7	**Comment on Oct 27, 2022 Submittal** **C340** The Lift Station force main will discharge into a manhole whose piping discharges to Lift Station 22, which is of small capacity. Please calculate the peak hour wastewater flow expected from the new development. If this additional peak hour flow burdens Lift Station 22, Lift Station 22 will need to be upgraded, with costs borne by the developer. Please **submit** response.

MEMORANDUM

Peggy Rd Subdivision Preliminary Plat

November 21, 2022

Professional Consultants

To: Mr. Adam Hall

From: Nicola Cowap, PE

Date: November 21, 2022

RE: Peggy Rd Subdivision Preliminary Plat

CHW has reviewed the plans submitted for the Peggy Rd Subdivision Preliminary Plat and have the following comments:

1. Per item “k” of the preliminary plat application, please clarify if there will be any drainage easements and if so, provide their location.
2. Per item “k” of the preliminary plat application, please clarify the proposed water main and force main connections are in an existing easement or in a proposed easement.
3. Per item “k” of the preliminary plat application, CHW has reviewed these plans with the understanding that the proper authorizations for this work have been provided to the City of Alachua for the offsite utility connections.
4. Per item “m” of the preliminary plat application, please clarify the point and method of electrical service.
5. Per item “n” of the preliminary plat application, please provide the FEMA floodplain designation for the site.
6. Per item “o” of the preliminary plat application, please clarify if there are any drainage divides and if so, please provide them.
7. Please provide clarification on how stormwater will be conveyed from the roads and lots. The road appears to be curb and gutter but no drainage structures are shown.
8. Please clarify if this project will be phased. If so, please provide phase lines.
9. CHW defers to the City of Alachua over if the proposed force main route under the stormwater pond will be allowed.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 8, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Application Acceptance for Peggy Rd PD Preliminary Plat

Dear Ms Vega:

On November 7, 2022 the City of Alachua received your revised preliminary plat application for the Peggy Rd PD project, which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 3, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Conditional Application Acceptance for Peggy Rd PD Preliminary Plat

Dear Ms Vega:

On October 31, 2022 the City of Alachua received your preliminary plat application for the Peggy Rd PD project, which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, subject to the submission of the following information by 5 PM on Wednesday, November 9, 2022.

1. Revised concurrency impact analysis that utilizes the City's Level of Service standard for both potable water and sanitary sewer. The level of service standard is 275 gallons per day for potable water and 250 gallons per day for wastewater.
2. Proof of payment of taxes for Tax Parcel 03917-200-001.
3. Proof of ownership (deed) for Tax Parcels 03865-000-000 and 03924-000-000.

Failure to provide the information above by 5 PM on Wednesday, November 9, 2022 will render the application incomplete. The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

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 PD Master 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, July 11, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have 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 applications before they 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 **Wednesday, June 8, 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 address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced 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.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

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

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

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!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction 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. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

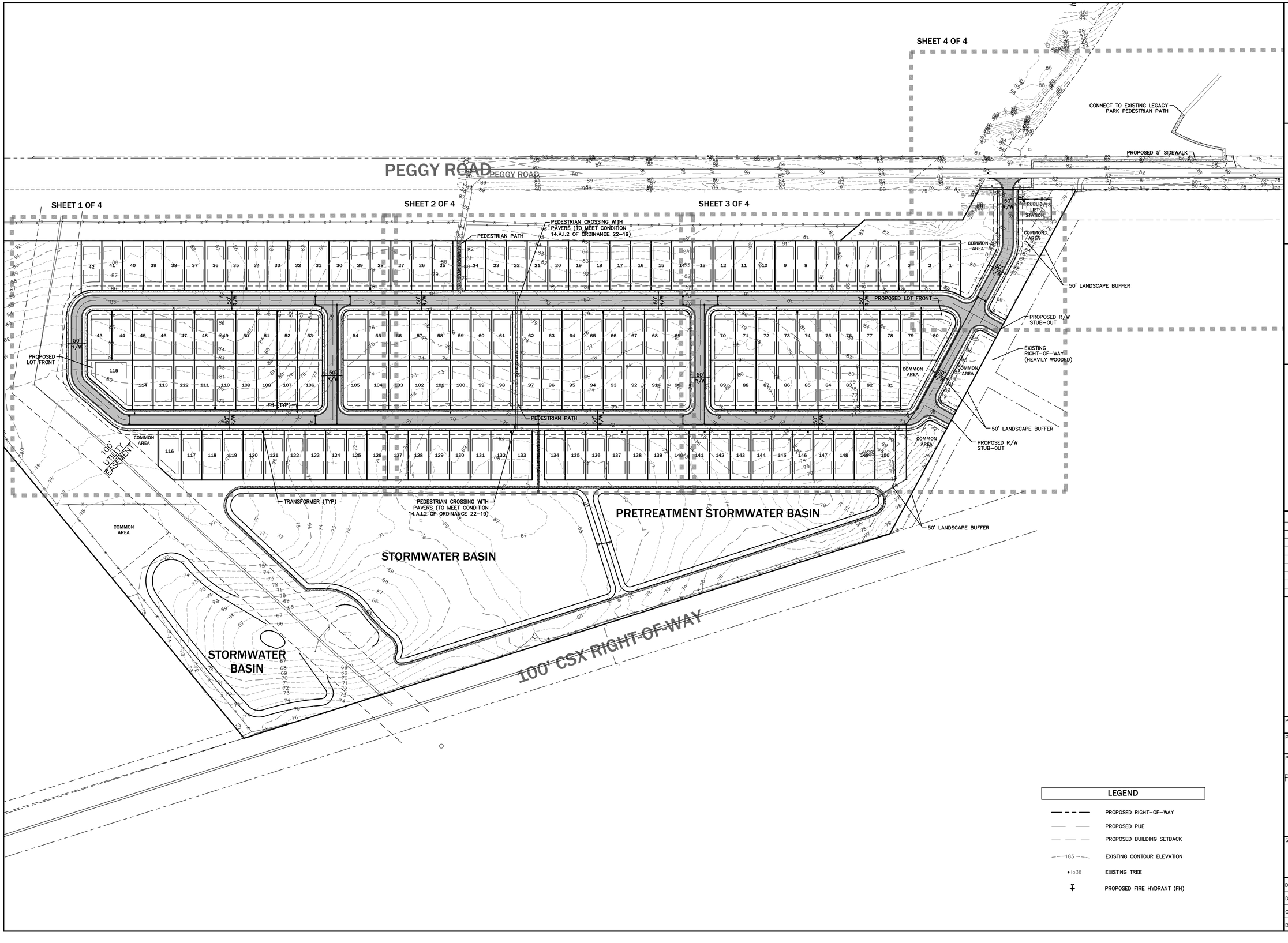
According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL SITE PLAN

Designed:	CSV
Drawn:	SLP
Checked:	CBS
Date:	01/11/23

Sheet No.: C200

\\SERVER3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Preliminary Plat\P220111J1.dwg, C200 - LAYOUT, 1/11/2023 11:37:34 AM, AutoCAD PDF (General Documentation).pc3, SLP

November 23rd, 2022

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Peggy Road Subdivision
Preliminary Plat Submittal

The proposed project is a preliminary plat for a single family subdivision with 150 lots. The project is located at 15151 Peggy Rd. on Tax Parcels No 03924-000-000, 03865-000-000 & 03917-200-002. The project site is approximately 51.26 (+/-) acres.

Included with this letter is all supporting information required for a preliminary plat application 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

January 23, 2023

City of Alachua
Planning & Community Development
Adam Hall | Principal Planner

Re: Peggy Road PD Subdivision Preliminary Plat Comments

Dear Mr. Hall,

The applicant's responses to the Planning Assistance Team summary issued on 01/23/2023 are below.

1. **Sheet C100:**
Please add the following note:
THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.
FYI: Please make sure to include this note in the Final Plat.
Please resubmit this sheet. - **Conditional Approval**
Response: Note has been added to sheet C100.

2. **Sheet C300:**
"FORCEMAIN" is called out at the previous location of the forcemain, which has subsequently been relocated. Suggest removing the "FORCEMAIN" call-out.
Please resubmit this sheet. - **Conditional Approval**
Response: Revisions have been made to plans.

3. **Sheet C310:**
Water mains under roads shall be ductile iron, not PVC. Thus, please change the call-out of the water main under the road.
Please resubmit this sheet. - **Conditional Approval**
Response: Revisions have been made to plans.

4. **Sheet C330:**

Similar comment to above.
Water mains under roads shall be ductile iron, not PVC. Thus, please change the call-out of the water main under the road.
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

5. **Sheet C340:**

Please call-out that the public lift station be deeded to the City. FYI: Please make sure to include this note in the Final Plat.
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

6. **Sheet C360, General Utility Notes (GUN):**

GUN 2 & 3: Please replace with:
"2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE \VATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CLAY ELECTRIC."
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Peggy Road Subdivision Planned Development
2. Pre-Application Conference Date: 02-01-2022
3. Neighborhood Meeting Date: 10-20-2022
4. Phase/Unit Number (if applicable): N/A (Project is one Phase only)
5. Number of proposed lots/dwelling units: 150 Single Family Lots
6. Housing Type (i.e., attached/detached units): Single Family detached
7. Address of Subject Property: 15151 Peggy Road
8. Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002
9. Existing Use of Property: single family house
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD-R
12. Acreage: 51.26 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): 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: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616-1360

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

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

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

9. Proof of payment of taxes.

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

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

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

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

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

Signature of Applicant

Claudia Vega, P.E.

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 October 28, 2022, 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: 10/10/26

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: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Preliminary plat, final plat, & construction plans

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.

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

WILLIAM L. KIRKLAND
Typed or printed name and title of applicant

MARGARET M. KIRKLAND
Typed or printed name of co-applicant

State of Florida County of alachua

The foregoing application is acknowledged before me this 25th day of Oct, 2022 by William L. Kirkland and Margaret M. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

Kristy Lee Thornton
Signature of Notary Public, State of Florida

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Peggy Road Subdivision

Statement of Proposed Uses

The 150 lot proposed subdivision will provide housing options for current and future residents of the City of Alachua.

Comprehensive Plan Consistency

Future Land Use Element:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:
1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Consistency: The proposed development will include single family residential units in the density allowed by the Comprehensive Plan.

Future Land Use Element
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. *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 but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. 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, non-vehicular and vehicular modes of transportation.*

5. *Conservation of materials, financial resources and energy through efficient design of infrastructure.*

Consistency: The preliminary plat submitted is consistent with the approved residential PD documents for the property. The PD is across the street from a municipal park/recreation center and provides a large amount of open space area on the property, with residential areas concentrated together for efficiency. Additionally, pedestrian connections are provided throughout the development and along Peggy Road for residents to access Legacy Park.

Community Facilities Element
Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas
The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Consistency: The stormwater management system has been design consistent with all Suwannee River Water Management District requirements for karst sensitive areas. Detailed design and calculations will be provided with construction plans for the project in a subsequent submittal, after the preliminary plat is approved.

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

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

Consistency: The proposed development meets all level of service requirements.

Concurrency Impact Analysis
Peggy Road Subdivision – Preliminary Plat

The proposed project includes a total of 150 residential units.

Stormwater:

A detailed stormwater management plan will be provided with the construction plans for this project. The proposed stormwater system shall be 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:
Per the City's Level of Service Standard, a single family dwelling generates demand for 275 gallons of water per day (GPD). The development contains 150 units, so the total demand is 41,250 GPD.

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
Peggy Road Subdivision	41,250
Reserved Capacity[2]	291,079
Residual Capacity	**658,254**
Percentage of Permitted Design Capacity Utilized	**71.38%**

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:
Per the City's Level of Service Standard, a single family dwelling generates demand for 250 gallons of wastewater per day (GPD). The development contains 150 units, so the total demand is 37,500 GPD.

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
Peggy Road Subdivision	37,500
Reserved Capacity[2]	265,540
Residual Capacity	**438,960**
Percentage of Permitted Design Capacity Utilized	**70.74%**

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:
Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 290 tons per year (150 DU * 2.73 persons/DU * 0.73 tons/capita/year = 290 tons per year).
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**	

Recreation:

The Peggy Road Subdivision impacts are 150 DU * 2.37 persons/DU x 5 acres/1,000 persons = 1.77 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Peggy Road Subdivision	1.77
Reserved Capacity[3]	6.68
Available Recreation Acreage	**73.25**

Traffic:
The proposed 150 lot subdivision will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (CR 2054)

TABLE 1 – PROJECT TRIP GENERATION

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
CR 2054 (14)	100%	1,466

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected	
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	1,466	9,458
		Peak Hour	1,359	395	0	145	819

PEGGY ROAD TRACT

Alachua, Florida

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and 03917-200-002

Prepared for:
Garden Street Communities Southeast LLC

Prepared by:

VERDE
ENVIRONMENTAL

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PROJECT OVERVIEW

Verde Environmental Co. (Verde) was contracted to complete a Natural Resource Assessment on Alachua County Parcels 03865-000-000, 03924-000-000, and 03917-200-002 in Alachua, FL (the Peggy Road Tract, Figure 1). The undeveloped 52.90-acre site is situated along Peggy Road immediately east of Interstate 75 (I-75), and is surrounded by a collection of rural residential and light industrial land uses. This Natural Resource Assessment was performed to identify any regulated natural resources located on or adjacent to the subject property. Potential regulated resources include, but are not limited to: wetlands, surface waters, flood zones, karst areas, endangered or threatened species, significant natural communities/habitats, and other regulated resources prioritized for inclusion within proposed open space or requiring specific protection standards in accordance with the City of Alachua Land Development Code, Sections 6.7 and 6.9. This assessment included a site reconnaissance field visit and a desktop review of available maps and various other datasets.

PROJECT LOCATION

The subject property is located along the southern side of Peggy Road just east of the I-75 overpass in Alachua, Florida. The site is approximately one mile west of the intersection of NW 140th St. (CR 241) and Peggy Rd. (Figure 2). The property is bound by residential properties to the east and west, and the Atlantic Coastline Railroad (CSX Transportation, Inc.) to the south. The Legacy Park Multipurpose Center is located to the north on the other side of Peggy Road, and Sandvik Mining and Rock Technology is located to the southeast on the other side of the railroad. An electrical transmission right-of-way traverses the southwestern portion of the property.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to the property. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the potential presence of environmental resources within and adjacent to the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information provided in this report.

Verde scientists conducted the site reconnaissance field visit on September 23rd and 26th, 2022. During this site visit, the subject property was thoroughly traversed on foot. The condition of onsite habitat, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of wildlife, listed species and the extent of potential listed species habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCCS, FDOT 1999) and the Florida Natural Areas Inventory (FNAI) natural communities. Photographs taken during the site reconnaissance visit are enclosed in Appendix A.

Review of Geographic Information Systems Data

Various GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 3); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI);

Alachua County LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) map.

Additionally, a site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix B). The results of the query were reviewed to evaluate the potential for listed species on and around the Peggy Road Tract, based on each species' known range, preferred habitats, and the condition of available habitat observed onsite. A site-specific Environmental Conservation Online System – Information for Planning and Consultation (ECOS-IPaC) list was obtained for the subject property to supplement and expand upon the results of the FNAI Biodiversity Matrix Query. Listed wildlife or plant species include those listed by the US Fish and Wildlife Service (FWS) as endangered, threatened, or under review for potential listing; and those listed by the Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened or species of special concern.

Review of Aerial Photographs

Current (2020) true color aerial photographs were obtained from the Survey and Mapping Office of Florida Department of Transportation (FDOT), (https://www.fdot.gov/geospatial/aerialmain.shtm), to review the subject property and other parcels within its immediate vicinity (Figure 1). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation to evaluate historical uses of the property and the potential presence of environmental resources. Photographs dated 2020, 2017, 2014, 2011, and 2008 are also available from FDOT. Photographs from 2004, 1999, and 1995 can be obtained from the Bureau of Survey and Mapping at the Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Scans of historical aerial photographs taken in 1979, 1974, 1968, 1961, 1956, 1955, 1949, and 1937 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials).

Literature Reviewed

The following literature and data sources were used to assist in preparing this report:

Drummond, M. E. 2008. *Summary of Rare and Regulated Plants: Alachua County, FL*. (http://www.alachuacounty.us/depts/epd/Pages/EPD.aspx) Alachua County Environmental Protection Department. Available online.

Florida Department of Agriculture and Consumer Services, Division of Plant Industry. *Florida Administrative Code Rule 5B-40.0055. Regulated Plant Index.*

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Langeland, K.A., H. M. Cherry, C. M. McCormick and K. Craddock Burks (ed.). 2008. *Identification & Biology of Non-Native Plants in Florida's Natural Areas. 2nd Edition*. University of Florida, Gainesville, FL.

NatureServe. 2022. NatureServe Explorer [web application]. NatureServe, Arlington, Virginia. Available online at https://explorer.natureserve.org/. Accessed 10/21/22.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. 2022. Web Soil Survey. Available online at https://websoilsurvey.nrcs.usda.gov/. Accessed 10/21/22.

Thomas, B.P., E. Cummings, and W.H. Wittstruck. 1985. *Soil Survey of Alachua County, Florida*. Soil Conservation Service, U.S. Department of Agriculture.

Tobe, J.D., K.C. Burks, R.W. Cantrell, M.A. Garland, M.E. Sweeley, D.W. Hall, P. Wallace, G. Anglin, G. Nelson, J.R. Cooper, D. Bickner, K. Gilbert, N. Aymond, K. Greenwood, and N. Raymond. 1998. *Florida Wetland Plants: An Identification Manual*. Florida Department of Environmental Protection, Tallahassee, FL.

University of Florida – Map and Imagery Library. 2022. Aerial Photography: Florida Collection. University of Florida. Available online at https://ufdc.ufl.edu/aerials. Accessed 10/21/22.

U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-20. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Wunderlin, R.P. 1998. Guide to the Vascular Plants of Florida. University Press of Florida, Gainesville, FL.

Wunderlin, R. P., B. F. Hansen, A. R. Franck, and F. B. Essig. 2022. Atlas of Florida Plants (http://florida.plantatlas.usf.edu/). [S. M. Landry and K. N. Campbell (application development), USF Water Institute.] Institute for Systematic Botany, University of South Florida, Tampa. Available online. Accessed 10/21/22.

Field Assessment

Verde completed an ecological reconnaissance of the subject property on September 23rd and 26th, 2022. Our scientists conducted a thorough survey of the subject property by traversing the property's perimeter and walking meandering belt transects through the interior of the site. One hundred percent of the property was visually inspected during this site visit. Existing conditions both on-site and extending to 200 ft off-site (when possible) were identified and described. Observations of wildlife, including any rare or listed species and their potential habitats, were recorded. Our scientists also noted any additional natural resources or pertinent characteristics identified during the site visit. The weather on both days was mostly sunny with high temperatures in the mid to upper 80s and light, variable winds.

PHYSICAL SETTING

Site History

As part of this assessment, Verde reviewed historical aerial photographs to evaluate past uses of the subject property and adjacent parcels. These photographs can also be viewed by visiting the Map and Imagery Library at the University of Florida, LABINS, and the Survey and Mapping Office of FDOT. The Peggy Road Tract has been cleared and managed as improved pasture since at least 1937, which is the earliest available aerial photograph. Other than a gradual increase in canopy cover around the perimeter of the property and the appearance of the existing home circa 1974, there has been little to no noticeable changes to the property over time. Similarly, only minor changes can be seen in the area surrounding the subject property. The current alignments of both Peggy Rd. and the Atlantic Coastline Railroad can be seen in all available aerial photographs since 1937. Interstate 75 can first be seen in the photographs from 1968, and later photographs show the surrounding landscape gradually transitioning from predominantly agricultural land uses to the present-day mix of agriculture, residential, and industrial uses.

Soils

The majority of the site (over 95 percent) is mapped as Fort Meade Fine Sand, 0 to 5 Percent Slopes (Figure 4). This soil is described in the Alachua County Soil Survey as being a gently sloping well drained soil, typical of gently rolling uplands. The soil is further described as having a relatively uniform sandy texture to a depth of at 80 inches and a water table that is more than 72 inches below the soil surface. The Soil Survey states that dominant native vegetation historically observed on the Fort Meade Fine Sand included oaks (live, laurel, and water), pines (slash, loblolly, and longleaf), hickory, dogwood, holly, magnolia, and several varieties of grasses and sedges.

The other soil mapping unit, Arredondo Fine Sand, 5 to 8 Percent Slopes, is mapped as slightly extending onto the northeast portion of the property. This soil is described in the Alachua County Soil Survey as a sloping, well drained, upland soil with a water table more than 72 inches below the soil surface. The surface layers consist of sand, while the soil's substratum have sandy loam to sandy clay loam textures beginning at depths of approximately 50 inches below the surface. The Soil Survey

also notes that siliceous limestone boulders and sinks are occasionally found in some locations within this soil series. Natural vegetation of the Arredondo Fine Sand is noted to have included slash and longleaf pines, live and water oaks, hickory, dogwood, and various shrubs and grasses.

Landscape and Hydrology

The topography of the Peggy Road Tract can be described as gently rolling hills. The site's elevation ranges from approximately 64 to 96 feet NAVD-88 (Figure 5). The lowest elevations are generally found in the southern portions of the property and the highest elevations are found in the north. Available elevation data does not indicate the presence of excessively steep slopes or gullies (Figures 3 and 5).

There are no sources of water flowing onto the subject property from adjacent land uses. The subject property is located outside the 500-year floodplain as identified by FEMA. Additionally, no Special Flood Hazard Areas have been mapped within or adjacent to the subject property (Figure 6). Although the property is lower in elevation than the other surrounding parcels (Figure 5), the deep, well drained, sandy soils and physical barriers (Peggy Rd. to the north, I-75 to the west, and the Atlantic Coastline Railroad to the south) prevent stormwater during intense rain events from flowing onto the property either as overland sheet flow or shallow lateral subsurface flow through the soil. Additionally, a large offsite stormwater pond and linear roadside swale along the south side of Peggy Rd. intercepts any road runoff before it can enter the subject property. As a result, onsite hydrologic conditions are driven by direct rainfall, which quickly infiltrates into the soil. The potentiometric surface of the Upper Floridan Aquifer is mapped as being between 35 to 40 feet elevation in this area, approximately 30 to 50 feet below the soil surface.

Other Conservation, Recreation, or Ecologically Significant Lands

The City of Alachua owns approximately 130 acres along the north side of Peggy Rd. The City's property includes the Legacy Park Multipurpose Center and Playground, Alachua Splash Park, and Hal Brady Recreation Center. There are no other recreation, conservation, or preservation lands located on or adjacent to the subject property. The nearest conservation area, the San Felasco Hammock Preserve State Park, is located roughly 2 miles to the east southeast (Figure 7). Although not shown on Figure 7, the Mill Creek Sink is located approximately 1.5 miles to the north.

Land Use and Natural Communities

Four different land uses and natural communities were observed and mapped by Verde on the subject property (Figure 8). The site almost entirely consisted of an Improved Pasture (FLUCCS 2110) community. This land use is most similar to a dry prairie natural community, but the improved pasture is characterized as having a relatively low species and structural diversity as a result of active management and intense grazing pressure. The other three onsite land uses include Low Density, Fixed Single Family Units (FLUCCS 1110); Upland Hardwood Forests (FLUCCS 4200); and Roads and Highways (FLUCCS 8140).

Prior to conducting the field site visit, Verde scientists reviewed the SRWMD FLUCCS map as updated in 2017. In addition to the four land uses described onsite, seven other distinct land uses are found in close proximity (within 200 feet) to the subject property (see Table 1). Each land use/cover, and equivalent natural community are described below.

Table 1: Land use/cover and natural communities on and adjacent (within 200 ft.) of the Peggy Road Tract.

Land Use Code	Land Cover Code	Land Use Description	Land Cover Description	FNAI Natural Community	Location	Acres Onsite
1110	1940	Low Density, Fixed Single Family Units	Grass Surface	Dry Prairie	Onsite	1.3
1110	4200	Low Density, Fixed Single Family Units	Upland Hardwood Forests	Upland Hardwood Forest	Offsite (E and NW)	--
1550	1550	Other Light Industrial	Other Light Industrial	n/a	Offsite (SE)	--
1860	1860	Community Recreational Facilities	Community Recreational Facilities	Dry Prairie	Offsite (NE)	--
1900	3100	Open Land (Urban)	Herbaceous (Dry Prairie)	Dry Prairie	Offsite (SE)	--
2110	2110	Improved Pastures	Improved Pastures	Dry Prairie	Onsite	47.7
3100	3100	Herbaceous (Dry Prairie)	Herbaceous (Dry Prairie)	Dry Prairie	Offsite (N)	--
4200	4200	Upland Hardwood Forests	Upland Hardwood Forests	Upland Hardwood Forest	Onsite	3.8
4340	4340	Upland Mixed - Coniferous/Hardwood	Upland Mixed - Coniferous/Hardwood	Upland Hardwood Forest	Offsite (S)	--
8120	8120	Railroads	Railroads	n/a	Offsite (S)	--
8140	8140	Roads and Highways	Roads and Highways	n/a	Onsite	0.1

Low Density, Fixed Single Family Units (FLUCCS 1100) – +/-1.3 Acres Onsite

This land use can be subdivided into two different land-cover subsets based on the dominant vegetative form; grass surface (lawn) or upland hardwood forests. The onsite Low Density, Fixed Single Family land use includes a residential house and other auxiliary structures. The vegetative community was dominated by various graminoid and broadleaf forbs similar to those found in the adjacent improved pasture community. The groundcover stratum was dominated by bahia grass (*Paspalum notatum*), flat sedges (*Cyperus* spp.), tropical Mexican clover (*Richardia brasiliensis*), Florida betony (*Stachys floridana*), common day flower (*Commelina diffusa*), and Cuban jute (*Sida rhombifolia*). A sparse canopy of American sycamore (*Platanus occidentalis*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), China berry (*Melia azedarach*), and red cedar (*Juniperus virginiana*) were also seen scattered throughout the residential land use.

Forested areas of the Low Density, Fixed Single Family Units land use were located offsite to the east and west. The dominant vegetation within those offsite forests were similar to the Upland Hardwood Forests described below.

Other Light Industrial (FLUCCS 1550) – Offsite

This land use represents the Sandvik Mining and Rock Technology facility. The property is located to the southeast of the Peggy Road Tract on the other side of the Atlantic Coastline Railroad. Most of the facility consists of impervious surfaces. This land use does not provide any habitat for local wildlife.

Community Recreation Facilities (FLUCCS 1860) – Offsite

The City of Alachua owns approximately 130 acres along the north side of Peggy Rd. This Community Recreation Facilities land use includes the Legacy Park Multipurpose Center and Playground, Alachua Splash Park, and Hal Brady Recreation Center baseball fields. The property consists mostly of routinely mowed lawn. This land use does not provide any significant habitat for local wildlife.

Open Land (Urban) (FLUCCS 1900) – Offsite

This land use is found to the south of the Peggy Road Tract on the other side of the Atlantic Coastal Railroad, immediately west of the Sandvik facility. The vegetative community is likely maintained by routine mowing, although the specific management activity is not apparent in aerial photographs. This land use does not provide any habitat for local wildlife.

Improved Pasture (FLUCCS 2110) – +/-47.7 Acres Onsite

Most of the property is managed and actively grazed as improved pasture. This community was characterized by a sparse scattering of trees and a dense short groundcover stratum. The dense groundcover was dominated by bahia grass, Bermuda grass (*Cynodon dactylon*), tropical Mexican clover, thistle (*Cirsium* sp.), flat sedges, ragweed (*Ambrosia artemisiifolia*), prickly pear (*Opuntia mesacantha*), blackberry (*Rubus* sp.), sour paspalum (*Paspalum conjugatum*), tread softly (*Cnidoscolus stimulosus*), hairy indigo (*Indigofera hirsuta*), three-flower tick trefoil (*Grona triflora*), fleabane (*Erigeron* sp.), slim-leaf pawpaw (*Asimina angustifolia*), big-flower pawpaw (*Asimina obovata*), dwarf pawpaw (*Asimina pygmea*), showy rattlebox (*Crotalaria spectabilis*), common day flower, Cuban jute, sweet everlasting (*Pseudognaphalium obtusifolium*), and Jimson weed (*Datura stramonium*). Scattered throughout the pasture were individual or small clusters of live oak, pecan (*Carya illinoinensis*), laurel oak, China berry, and Hercules club (*Zanthoxylum clava-herculis*). While this community could provide suitable grazing habitat for large herbivores, it otherwise provides poor wildlife habitat as a result of low species diversity and minimal vertical cover and structure.

Herbaceous (Dry Prairie) (FLUCCS 3100) – Offsite

This land use is located offsite to the north of Peggy Rd. It is adjacent to the Legacy Park Multipurpose Center described above and is part of the larger City-owned property. Similar to the Community Recreation Facilities, this land use appears to be maintained as lawn. This land use does not provide any significant habitat for local wildlife.

Upland Hardwood Forests (FLUCCS 4200) – +/-3.8 Acres Onsite

This community is found around the perimeter of the Peggy Road Tract as well as a small forested area in the southeast corner of the property. The Upland Hardwood Forest habitats consisted of a closed canopy, relatively dense understory/shrub stratum, and sparse groundcover layer. Non-native, invasive exotic plant species were abundant in both the canopy and understory strata, and numerous vines have grown to cover many of the area's shrubs and tree saplings. Dominant vegetation included: live oak, laurel oak, camphor tree (*Cinnamomum camphora*), China berry, black cherry (*Prunus serotina*), sugar berry (*Celtis laevigata*), Chinese tallow tree (*Triadica sebifera*), loquat (*Eriobotrya japonica*), red cedar, mulberry (*Morus* sp.), heavenly bamboo (*Nandina domestica*), cabbage palm (*Sabal palmetto*), American beautyberry (*Callicarpa americana*), coral ardisia (*Ardisia crenata*), elderberry (*Sambucus nigra*), Carolina laurel cherry (*Prunus caroliniana*), air potato (*Dioscorea bulbifera*), trumpet creeper (*Campsis radicans*), yellow jessamine (*Gelsemium sempervirens*), grapevine (*Vitis* sp.), green brier (*Smilax* sp.), Texas wax-mallow (*Malvaviscus arboreus*), ebony spleenwort (*Asplenium platyneuron*), and maiden fern (*Thelypteris* sp.). This land use is strongly influenced by forest edge effects, which promote abundant vine and shrub/sapling. As a result, the habitat provides less value for local wildlife that typically utilize interior habitats of large, contiguous forests. The Upland Hardwood Forests found on and around the Peggy Road Tract do not provide any significant habitat for local wildlife.

Upland Mixed – Coniferous/Hardwood (FLUCCS 4340) – Offsite

This community is located south of the subject property on the south side of the Atlantic Coastline Railroad. The species composition is similar to that of the Upland Hardwood Forests described above, but habitat is characterized as having an open to moderately closed canopy and denser groundcover strata. This land use does not provide any significant habitat for local wildlife.

Railroads (FLUCCS 8120) – Offsite

This land use is represented by the Atlantic Coastline Railroad that parallels the southern boundary of the Peggy Road Tract. This land use does not provide habitat for local wildlife.

Roads and Highways (FLUCCS 8140) – +/-0.1 Acres Onsite

This land use includes both Peggy Rd. and I-75. A small portion of the Peggy Road right-of-way is included onsite in the northeast corner of the property. This land use does not provide habitat for local wildlife.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), black racer (*Coluber constrictor*), eastern gray squirrel (*Sciurus carolinensis*), nine-banded armadillo (*Dasypus novemcinctus*), and red fox (*Vulpes vulpes*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

POTENTIAL REGULATED RESOURCES

Geologic Features

While no limestone outcrops were encountered during Verde's site visit, a pile of limestone rocks were found along Peggy Rd. in the northeast corner of the property. It appeared that these stones were stockpiled in a linear pile possibly in conjunction with construction or other work along Peggy Rd. These rocks were covered by a small trees and numerous vines in the canopy and understory strata. The feature did not provide unique habitat.

Several depressions were observed in this same area along Peggy Rd (Figure 9). One larger depression, approximately 60 to 75 feet in diameter and 6 to 8 feet deep, was located along the northern property boundary. The side slopes appeared stable and several large trees (greater than 16-inch diameter) were seen growing within and around the feature. The other smaller depressions (Depressions 1-5) found in the northeast corner of the property were round to irregularly shaped, less than 25 feet in diameter and 2 to 5 feet deep. Depressions 2 and 4 were round shallow depressions with gradual side slopes, while depressions 1, 3, and 5 were up to 5 feet deep and included one or more steep side slopes with a clayey sand or sandy clay texture. Vegetation within and around these features was the same as that found in the surrounding community, and the depressions did not appear to provide unique habitat for epipetric plant species. No geotechnical analyses were performed as part of this effort.

No other notable depressions were found throughout the remainder of the property. While available topographic data does show a couple concentric contours in the southeast and southwest corners of the property, these areas were little more than low spots within the property's rolling topography.

The vegetation within these areas did not differ from the adjacent community, and no steep slopes, limestone, or chimneys were observed in the field.

Based on available data and maps published by Alachua County, the Floridan aquifer is unconfined at this location, and the property is located within the high-vulnerability zone and high aquifer recharge areas. However, no site-specific soil boring information was obtained for this effort.

Historical and Paleontological Resources

Data from the Florida Department of State, Florida Master Site File were used to determine the presence of any previously recorded historical or archeological resources within, or adjacent to, the subject property. Review of the Master Site File identified no historic structures on the subject property. The Atlantic Coastline Railroad was identified in the State Historic Preservation Office GIS dataset of resource groups; however it was noted as being ineligible for listing in the National Registry of Historic Places due to a lack of sufficient historic significance and architectural distinction. No structures or other indications of potential historical and paleontological resources were observed onsite. However, no archeological investigations were performed in conjunction with this effort.

Wetlands and Surface Waters

No wetlands, natural ponds, lakes, streams, or springs were found on the subject property. In addition, no onsite or adjacent wetland communities were identified by the NWI or the SRWMD FLUCCS datasets, and no hydric soils are mapped onsite (Figure 6).

Surface Water or Wetland Buffers

As stated above, no wetlands or surface waters were encountered onsite.

Significant Plant and Wildlife Habitat

The existing conditions observed both on and adjacent to the subject property do not represent significant habitats. The species composition and community structure of habitat observed in the field is typical for improved pasture and hardwood forest communities surrounded by rural residential development, light industry and other transportation/utility land uses. In general, species and structural diversity is low as a result of past/present management, and persistent cattle grazing. Although the hardwood forest found around the perimeter of the property could be considered natural in origin and not intensively managed, the narrow forest is largely influenced by edge effects, which alter both vegetative composition and structure. Due to edge effects and surrounding land uses, several invasive exotic plant species have become established within the onsite hardwood forest community. These species (e.g. coral ardisia, camphor tree, Chinese tallow tree, Chine berry, heavenly bamboo, and air potato) displace native species and alter the density and structure of the various vegetative strata. Overall, the onsite habitats provide minimal value to local wildlife compared to a fully functional, fire maintained, pine flatwoods community, which would have historically existed in the area.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified seven State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), hartwrightia (*Hartwrightia floridana*), Florida spiny-pod (*Matelea floridana*), Florida

mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Peggy Road Tract is located within the accepted range of these seven listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur could also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to a lack of the species' preferred habitat and the species' likely absence from the existing seed bank (the property has been maintained as pasture since at least 1937).

Many-Flowered Grass-Pink (Threatened: State)

The Peggy Road Tract does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. No such habitats exist onsite. It is unlikely that the many-flowered grass-pink would be found onsite due to current and past land management practices.

Hartwrightia (Threatened: State)

The species is found in mesic to wet flatwoods, bogs, bayheads, and other open seepage areas. None of these habitats were not found on the subject property. Thus, it is unlikely that hartwrightia would be found onsite.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammocks to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. The Florida spiny-pod would not be found within the improved pasture land use. Additionally, it is also unlikely that this species would be found in the forested habitats found onsite. The forested habitats lack canopy openings, and it is unlikely that sufficient gaps would form due to the dense understory of shrubs, saplings and invasive exotic tree species. Furthermore, it is unlikely that the Florida spiney pod would be present in the existing seed bank as a result of the subject property and the surrounding landscape being historically managed as improved pasture for much of the last century (prior to 1937 through at least the mid-1970s). Thus, it is unlikely that the Florida spiny-pod would be found onsite.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally association within floodplains or stream banks, where

openings in the canopy support a dense groundcover stratum. These habitats were not found onsite, and it is unlikely that the Florida mountain mint would be found on the subject property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found on the Peggy Road Tract. The Florida willow is found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with consistent hydroperiods. These habitats are not found on the subject property.

Silver Buckthorn (Endangered: State)

The Peggy Road Tract does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No limestone sinks or shell middens were found onsite.

Wagner's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Wagner's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlike that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically found in close association with mesic hammocks. That community and soil type were not found on the subject parcel, and while Verde scientists did observe a pile of limestone rocks in the northeast corner of the property, no herbaceous vegetation was seen growing on the rocks due to shading by the dense canopy, understory and vine strata. It is unlikely that the Wagner's spleenwort, ruffled spleenwort, or Curtiss' spleenwort would be found on the subject property.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this effort. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida sandhill crane (*Antigone canadensis pratensis*), Florida burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), short-tailed snake (*Lampropeltis extenuata*), gopher frog (*Rana capito*), Florida mouse (*Podomys floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area. In addition to these eight species, the ECOS-IPaC list obtained for the subject property returned the Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), wood stork (*Mycteria americana*), and monarch butterfly (*Danaus plexippus*) as other listed species potentially occurring in the area.

These species returned by the FNAI Biodiversity Matrix Query and the ECOS-IPaC list would not likely utilize the property to any significant extent due to current property management and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. The species commonly feeds in wetlands during summer months, while also requiring burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack

of suitable foraging habitat and the absence of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property.

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. The well drained soils found throughout the subject property preclude it's use as foraging habitat for the Florida sandhill crane.

Florida Burrowing Owl (Threatened: State)

No burrowing owls were observed during the site visit. The species prefers high, well drained, sparsely vegetated sandy habitat such as those found in dry prairie and sandhill habitats. However, burrowing owls are also often found in ruderal habitats (e.g. airports, vacant fields, road rights-of-way, and open fence lines) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. Although the species may utilize human dominated habitats, such sites bring additional threats to burrowing owl survival. Predation by non-native predators (e.g. cats, dogs, and rats), as well as artificially large populations of urbanized racoons, is considered to represent a high degree of threat to eggs, young, and owls. Additionally, cattle grazing can potentially collapse burrows. Therefore, while the improved pasture community found onsite could provide potential habitat for burrowing owls, the species is not currently present and the potential for future inhabitation of the subject property could remain low.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit, and while the soils and groundcover vegetation found within the improved pasture community are suitable gopher tortoise habitat, the current land use may preclude near-term tortoise utilization of the site. Tortoises prefer dry, well drained, sandy habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. The onsite improved pasture community meets these preferred conditions. However, frequent trampling and intense grazing may restrict the ability for tortoises to create and maintain burrows onsite. Furthermore, the Atlantic Coastline Railroad, Peggy Rd., I-75, and, to a lesser extent, the hardwood forest surrounding the property serve as physical barriers to tortoise mobility and the species' ability to colonize the subject property. Therefore, future tortoise utilization of the subject property may remain unlikely. Regardless, due to the well-drained soils and herbaceous vegetative community found in the improved pasture, it will likely be necessary to perform an updated tortoise survey prior to any potential construction onsite. Potential impacts of development on gopher tortoises are regulated by the FWC, and the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study will need to be redone.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the subject property; therefore, it is unlikely that short-tailed snakes would be found onsite.

Gopher Frog (recently de-listed: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Additionally, like the indigo snake, gopher frogs are frequently observed as

commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

Florida Mouse (recently de-listed: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

Southeastern Fox Squirrel (Delisted: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. It is unlikely that fox squirrels will reside on the property due to the lack of preferred habitat.

Eastern Black Rail (Threatened: Federal)

The subject property does not contain habitat that would support the eastern black rail. The species is found within herbaceous wetland communities such as salt marsh, wet prairie, basin marsh, and riparian marsh along river and lake edges.

Wood Stork (Threatened: State and Federal)

Wood storks would not utilize the habitats found on the subject property. Nesting of the species frequently occurs in woody vegetation above standing water, and foraging generally occurs in open water 5–40 cm (2–15 in.) deep that is relatively free from herbaceous vegetation. No wetlands were found onsite; therefore the wood stork would not be found on the subject property.

Monarch Butterfly (Candidate for Listing: Federal)

The habitats on the subject property do not provide significant habitat for the monarch butterfly. While adult butterflies feed on nectar from a variety of flowers, monarch caterpillars feed exclusively on milkweed (*Asclepias* spp.). No milkweed plants were observed onsite, and the property generally lacks significant numbers of other flowering plants as a result of current land use and management that promotes the dominance of various turf grasses and other graminoids.

Eagles

No bald eagles or potential eagle nests were observed on or adjacent to the subject property. Prior to the site visit, Verde scientists reviewed the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest database and the Audubon EagleWatch nest location dataset to identify any known eagle nests within the area. The database review identified the closest record of a bald eagle (*Haliaeetus leucocephalus*) nest occurrence to be over 4 miles to the east-southeast of the property.

CONCLUSION AND CONSIDERATIONS

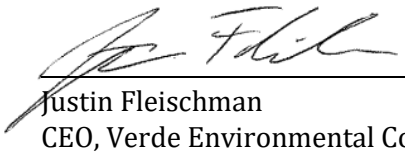
The subject property does not include any wetlands, surface waters, flood zones, significant plant or wildlife habitat, listed species, or potential listed species habitat that could require special protection. In general, the land use and natural communities found onsite are of poor quality and do not provide exceptional habitat for local wildlife, nor do they provide suitable habitat for rare or listed flora or fauna. Furthermore, none of the property is mapped as a special flood hazard zone; no wetlands, surface waters, or water conveyance features were found onsite; and the well-drained soils found

throughout the property generally preclude the production of runoff or sheet-flow during most rainfall events. However, this assessment did identify three items that would require attention during potential development of the site.

- The site is considered to be located within a high natural groundwater recharge area. As such, development may be required to comply with specific stormwater management system design and treatment considerations.
- Several small depressions were found within the northeast corner of the property. Although these features do not provide significant habitat, further geotechnical investigations may be necessary to evaluate the condition of underlying limestone.
- The property is actively farmed and has been managed as improved pasture since at least 1937. No gopher tortoises were found onsite, and we believe future colonization of the property by tortoises remains low as a result of current land use and management of the subject property and surrounding landscape. However, the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study may need to be redone.

SIGNATURES AND QUALIFICATIONS

I, Justin Fleischman, declare that, to the best of my professional knowledge and belief, I am qualified to complete this Natural Resource Assessment. I coordinated and supervised the data collection and database review necessary to complete this assessment. I believe all the information provided above to be true as of the date of the site reconnaissance visits and the date of this report.



October 21, 2022

Justin Fleischman — Date

CEO, Verde Environmental Co.

Principal Environmental Scientist

Mr. Justin Fleischman, CEO of Verde Environmental Co., has over 15 years of professional experience managing and reviewing environmental projects. He specializes in environmental permitting, wetland assessment and mitigation, listed species surveys, habitat restoration, ecohydrology, and environmental monitoring. Mr Fleischman holds an M.S. in Ecological Engineering/Systems Ecology from the University of Florida and a B.S. in Ecosystem Restoration and Management from the University of Wisconsin – Stevens Point.

Additional Personnel

Mr. Scott Blanford, COO of Verde Environmental Co. assisted and was under the responsible charge of Mr. Justin Fleischman for this Natural Resource Assessment. Mr. Blanford conducted supplemental data review and mapping of historical aerial imagery under the supervision of Mr. Fleischman in accordance with practice standards. Mr. Blanford holds a B.S. in Natural Resource Management from the University of Florida, and over 15 years of experience in the environmental consulting industry.

FIGURES

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

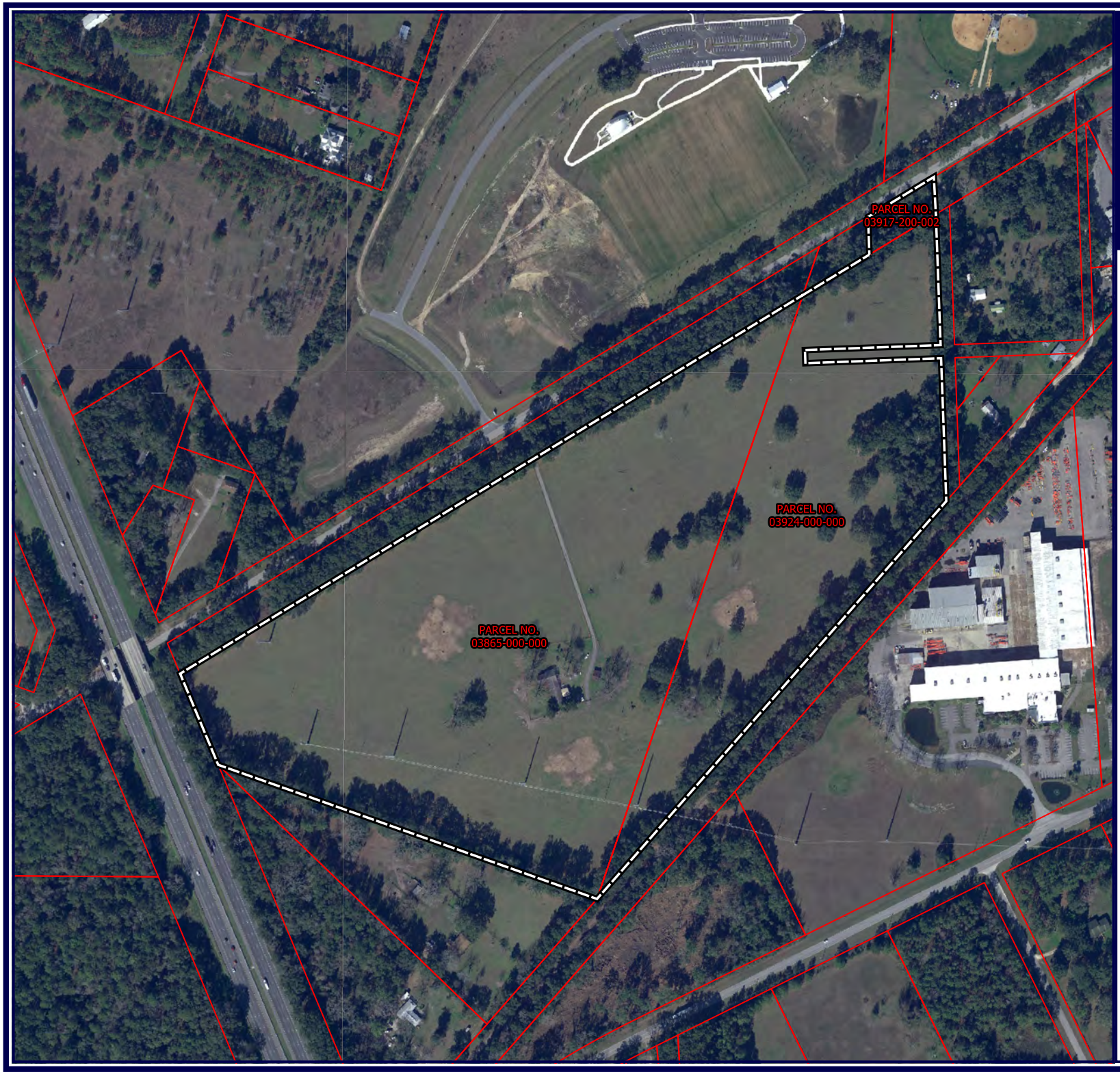


FIGURE 1: PARCEL BOUNDARIES
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

ALACHUA COUNTY PARCELS (FDOR, 2022)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

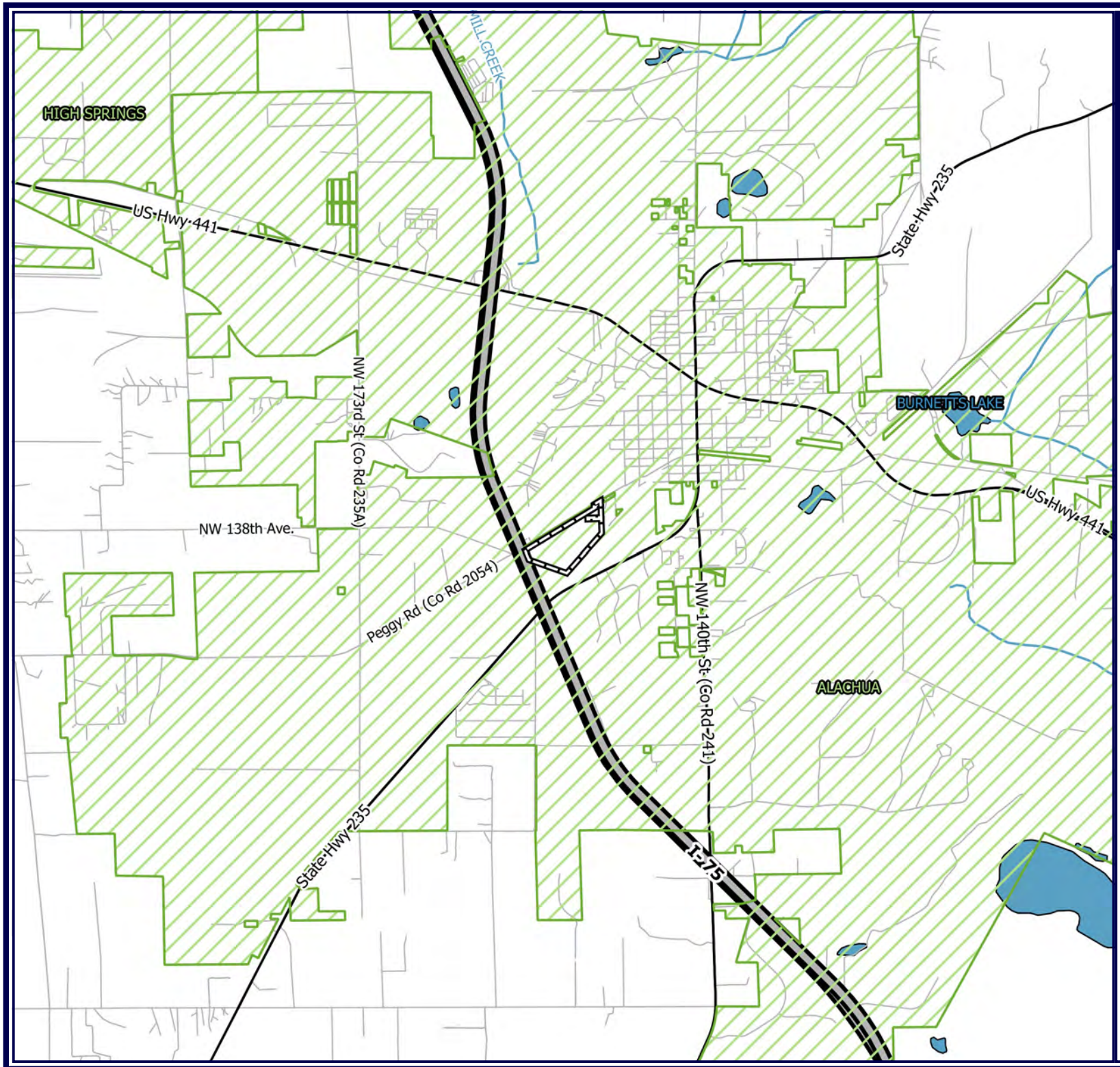


FIGURE 2: LOCATION
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002

0 2000 4000 FT

1:48000

N

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS (NHD)
- WATER BODIES (NHD)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

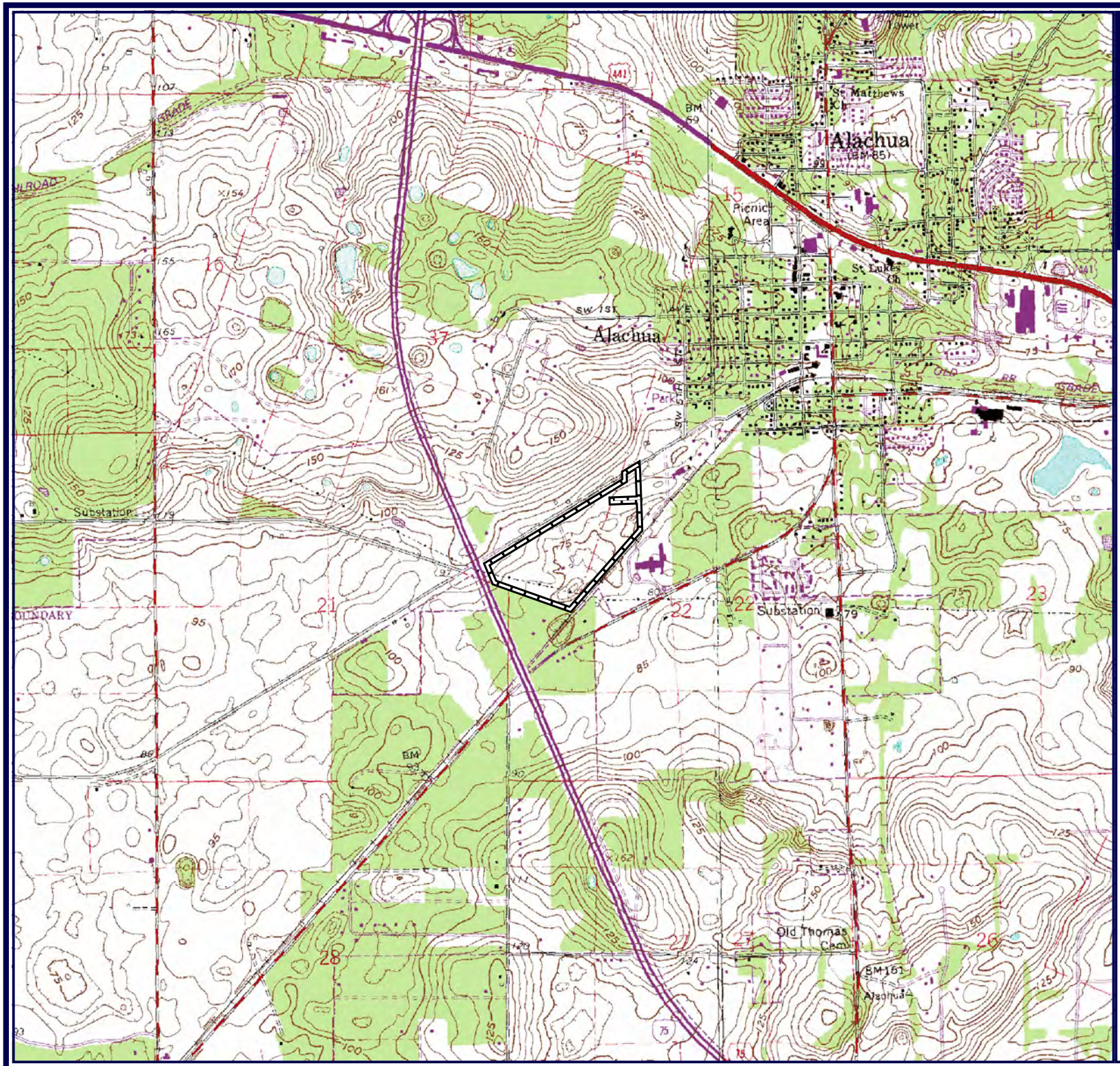


FIGURE 3: USGS 24K TOPOQUAD
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002

0 1000 2000 FT

1:24000

N

LEGEND

PROJECT BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

FIGURE 4: NRCS SOILS
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

SOIL MAPPING UNITS (NRCS, OCT. 2021)

VERDE ENVIRONMENTAL

SYMBOL	MAPPING UNIT NAME	HYDRIC RATING?	DRAINAGE CLASS	FLOOD FREQUENCY	ACRES ONSITE
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	NO	WELL DRAINED	NONE	51.5
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	NO	WELL DRAINED	NONE	1.4

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

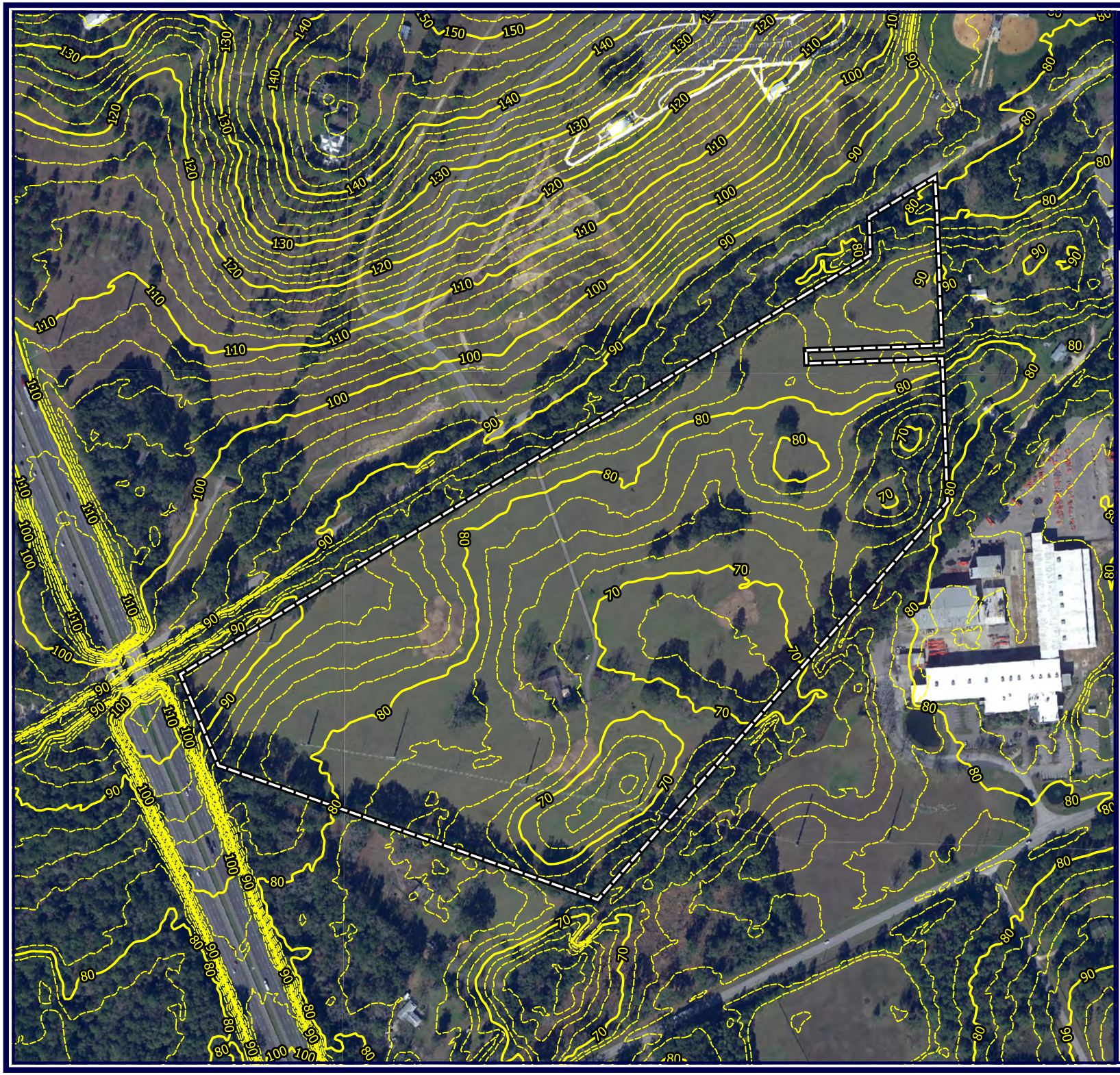


FIGURE 5: TOPOGRAPHY (LiDAR)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

ELEVATION (FT-NAVD88)
ALACHUA CO. LiDAR 2001

INDEX CONTOUR (10-FT)

MINOR CONTOUR (2-FT)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

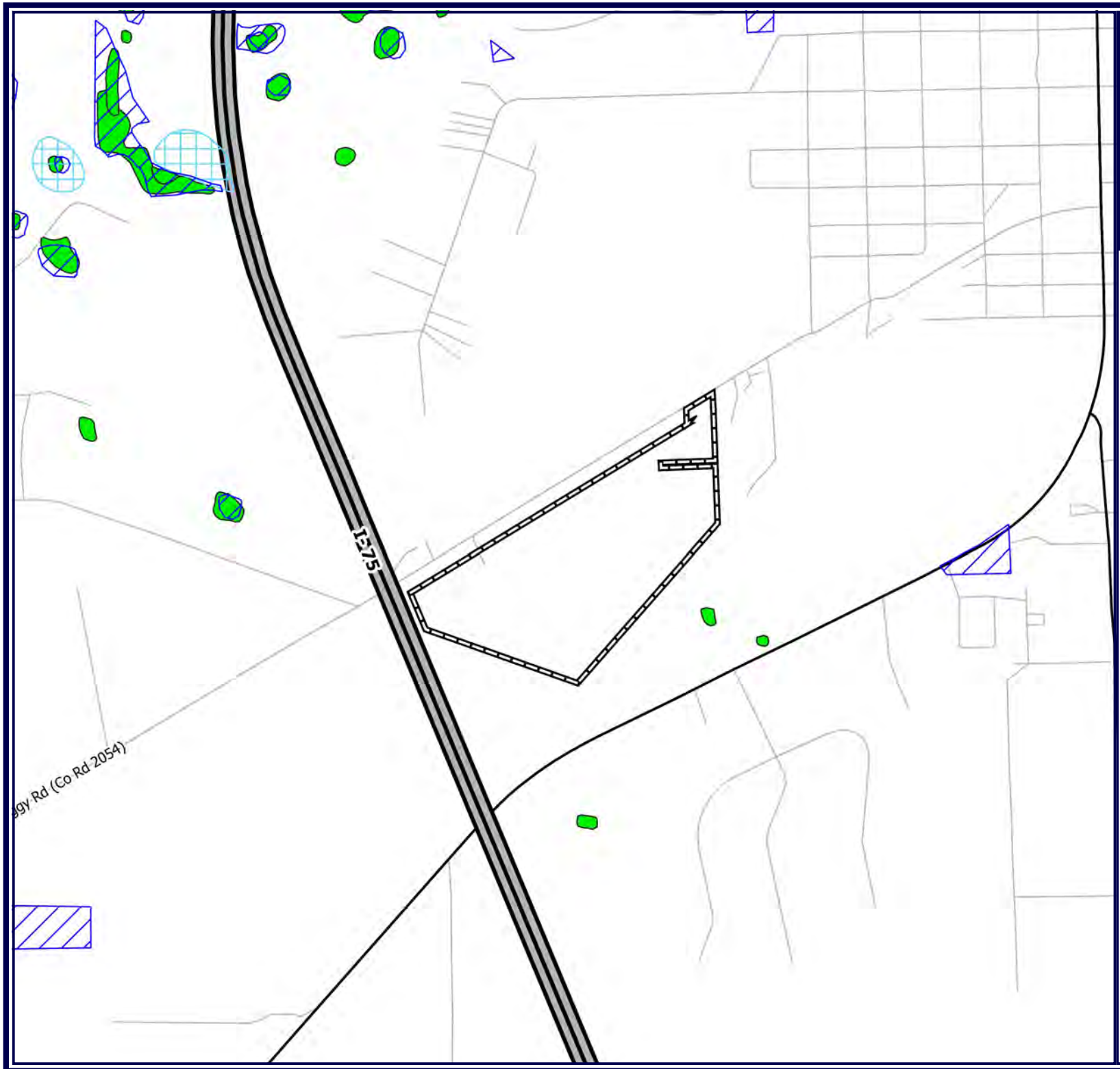


FIGURE 6: HYDROLOGIC FEATURES
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002

0 500 1000 FT

1:12000

N

LEGEND

- PROJECT BOUNDARY
- INTERSTATES
- HIGHWAYS
- STREETS
- WETLANDS AND SURFACE WATERS (SRWMD, FLUCCS, 2017)
- NATIONAL WETLAND INVENTORY WETLANDS (FWS, MAR. 2022)
- HYDRIC SOILS AND WATER (NRCS, OCT. 2021)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

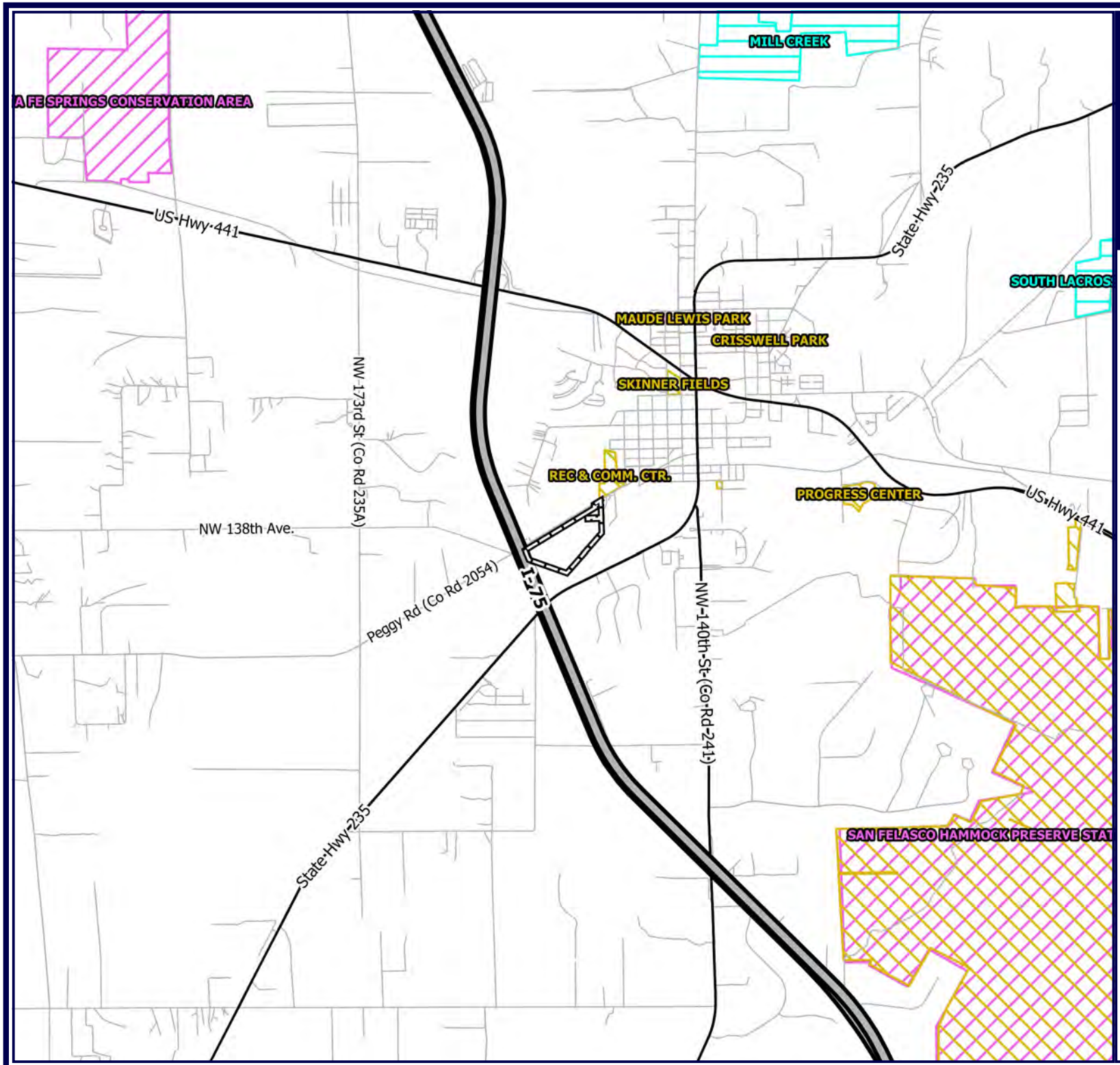


FIGURE 7: STRATEGIC ECOSYSTEMS AND OTHER CONSERVATION OR RECREATION AREAS
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002

0 2000 4000 FT

1:48000

N

LEGEND

- PROJECT_BOUNDARY
- INTERSTATES
- HIGHWAYS
- STREETS
- MANAGED AREA (INCL: FED/STATE/COUNTY PARKS/FORESTS/WMA AND WMD LANDS (FNAI 2017))
- OTHER PARKS AND RECREATION AREAS (FDOT 2006)
- STRATEGIC ECOSYSTEMS (KBN ECOLOGICAL INVENTORY)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

FLUCCS	LAND USE DESCRIPTION	ACRES ONSITE	NATURAL COMMUNITY DESCRIPTION (FNAI)
1110	LOW DENSITY, FIXED SINGLE FAMILY UNITS	1.3	DRY PRAIRIE
2110	IMPROVED PASTURES	47.7	DRY PRAIRIE
4200	UPLAND HARDWOOD FORESTS	3.8	UPLAND HARDWOOD FOREST
8140	ROADS AND HIGHWAYS	0.1	n/a

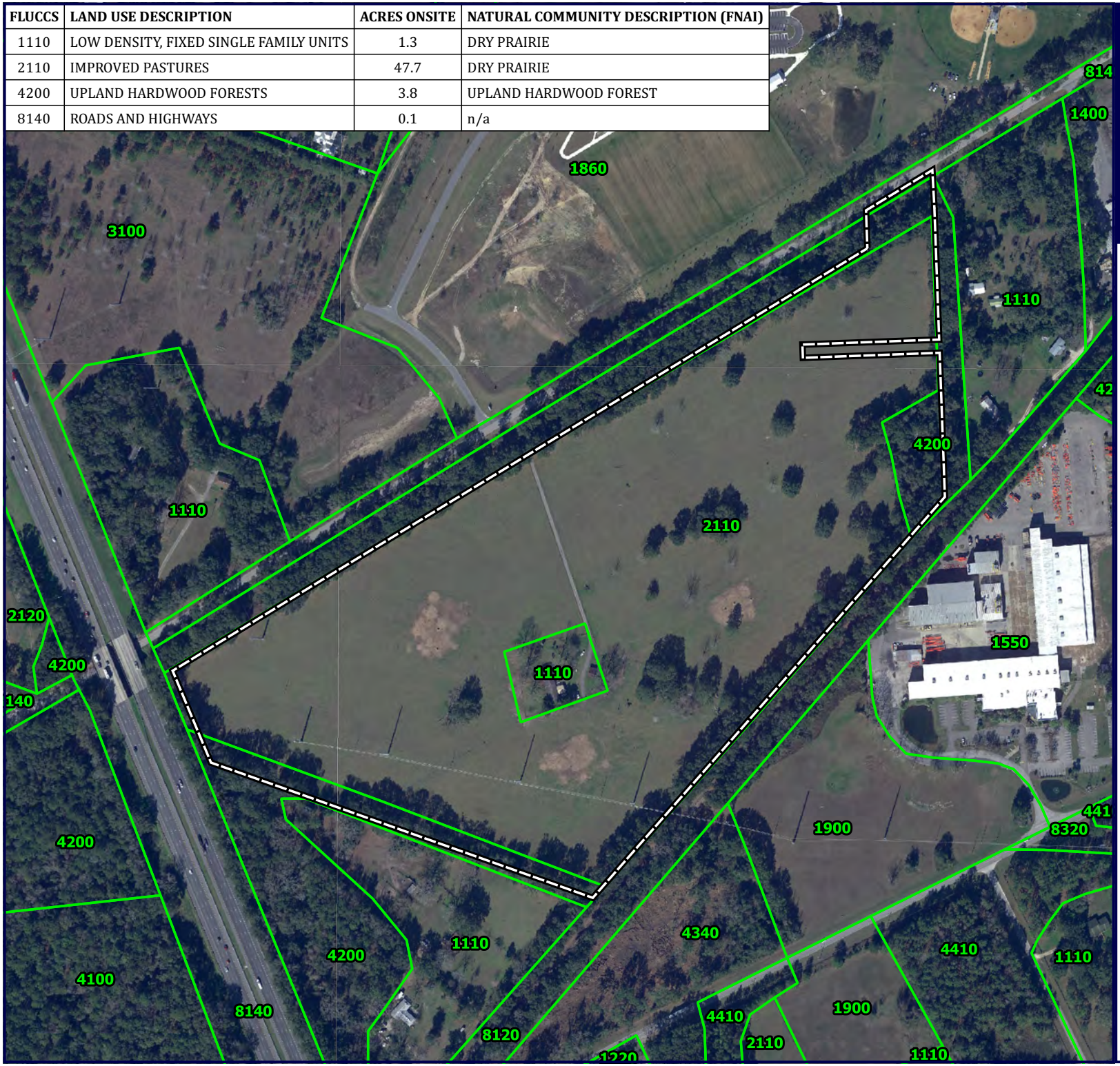


FIGURE 8: LAND USE (FLUCCS)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

FLUCCS (SRWMD, 2017) ONSITE LANDUSE MODIFIED BY VERDE REFLECTING OBSERVATIONS SEPT. 2022

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

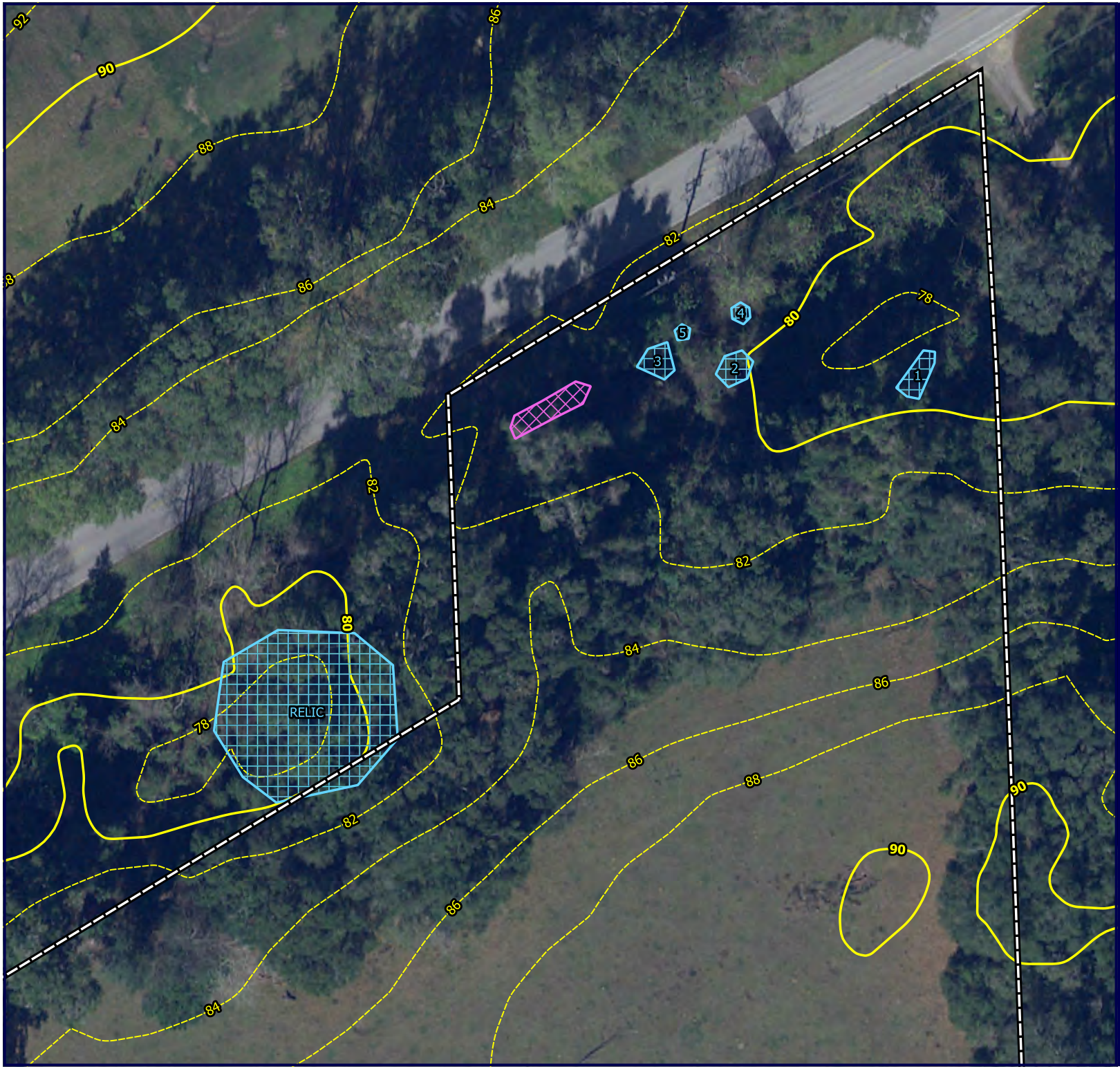


FIGURE 9: DEPRESSIONS (DETAIL)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 25 50 FT

1:600

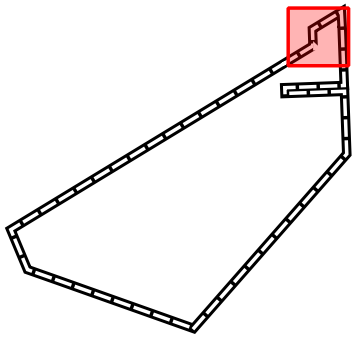
N

LEGEND

- PROJECT BOUNDARY
- DEPRESSIONS
- PILED LIMESTONE ROCKS

ELEVATION (FT-NAVD88)
ALACHUA CO. LiDAR 2001

- INDEX CONTOUR (10-FT)
- MINOR CONTOUR (2-FT)



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

SITE PHOTOGRAPHS

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

Photograph 1: Improved Pasture (FLUCCS 2110) taken from the north boundary looking southeast.

Photograph 2: Improved Pasture (FLUCCS 2110) taken from the southeast corner of the pasture looking northwest.

Photograph 3: Improved Pasture (FLUCCS 2110) taken from near the southwest property corner looking northeast.

Photograph 4: Edge of Upland Hardwood Forest (FLUCCS 4200) overhanging the Improved Pasture (FLUCCS 2110), typical.

Photograph 5: Upland Hardwood Forests (FLUCCS 4200) located in the northeast corner of the property.

Photograph 6: Upland Hardwood Forests (FLUCCS 4200) located in the southeast corner of the property.

Photograph 7: Stable, relictual depression located just offsite in the northeast corner of the property.

Photograph 8: Depression 1 located in the northeast corner of the property.

Photograph 9: Depression 3 located in the northeast corner of the property.

Photograph 10: Depression 5 located in the northeast corner of the property.

Photograph 11: Small and medium sized limestone rocks piled along the Peggy Rd. right-of-way in the northeast corner of the property.

APPENDIX B

FNAI BIODIVERSITY MATRIX QUERY RESULTS

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 10/20/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24586

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24586

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24586

21 **Potential** Elements for Matrix Unit 24586

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Agrimonia incisa incised groove-bur	G3	S2	N	T
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Asplenium x curtissii Curtiss' spleenwort	GNA	S1	N	N
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Asplenium x plenum ruffled spleenwort	G1Q	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hartwrightia floridana hartwrightia	G2	S2	N	T
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Myotis	G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Podomys floridanus Florida Mouse	G3	S3	N	N
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Sideroxylon alachuense silver buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

APPENDIX C

PRELIMINARY ECOS-IPaC RESOURCE LIST

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Alachua County, Florida

Local office

Florida Ecological Services Field Office

fw4flesregs@fws.gov

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork Mycteria americana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON

NOT FOR CONSULTATION

American Kestrel Falco sparverius paulus — Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9587

Bald Eagle Haliaeetus leucocephalus — Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron Ardea herodias occidentalis — Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Henslow's Sparrow Ammodramus henslowii — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3941

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Magnificent Frigatebird Fregata magnificens — Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Painted Bunting Passerina ciris — Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

NOT FOR CONSULTATION

Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

NOT FOR CONSULTATION

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

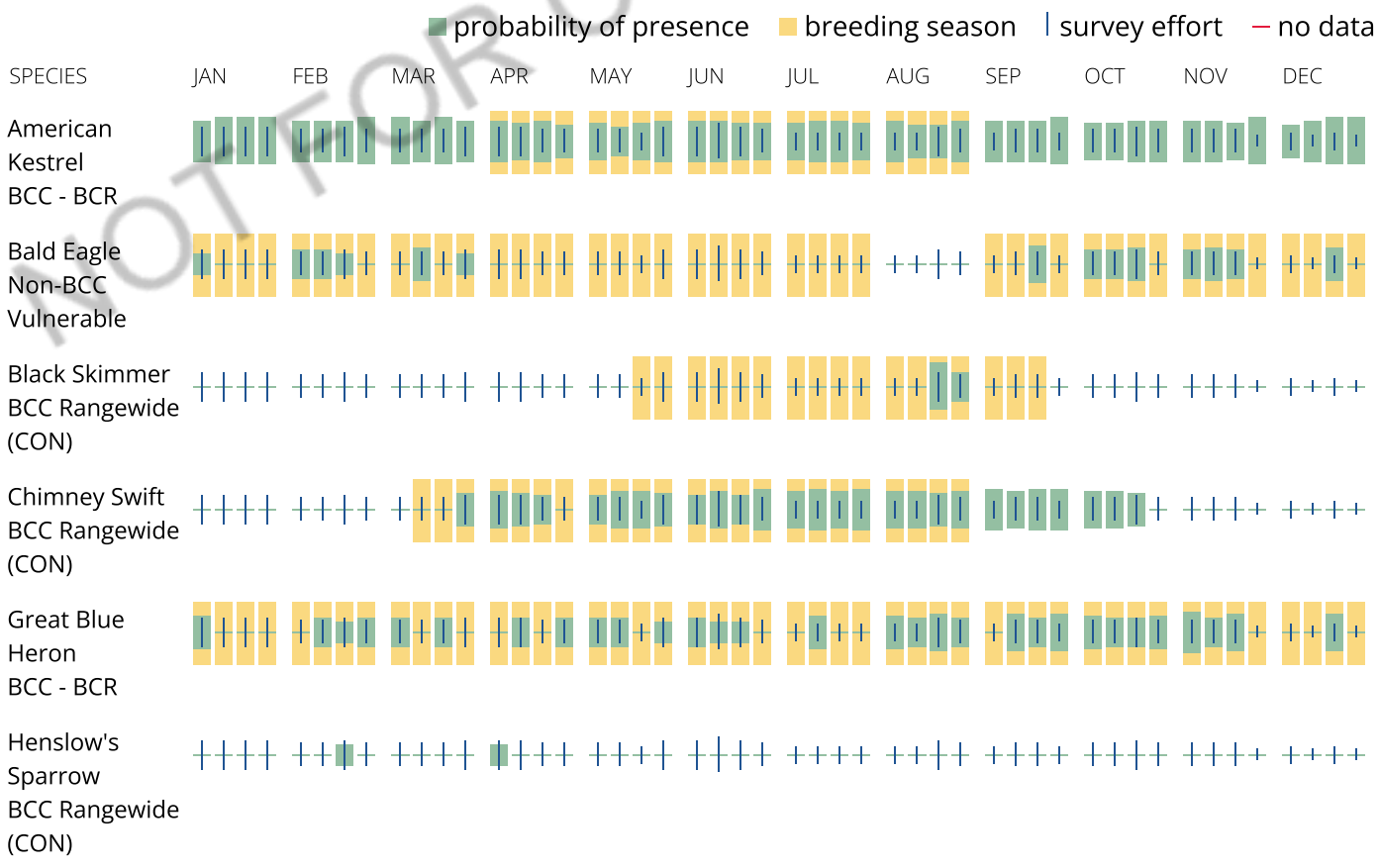
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

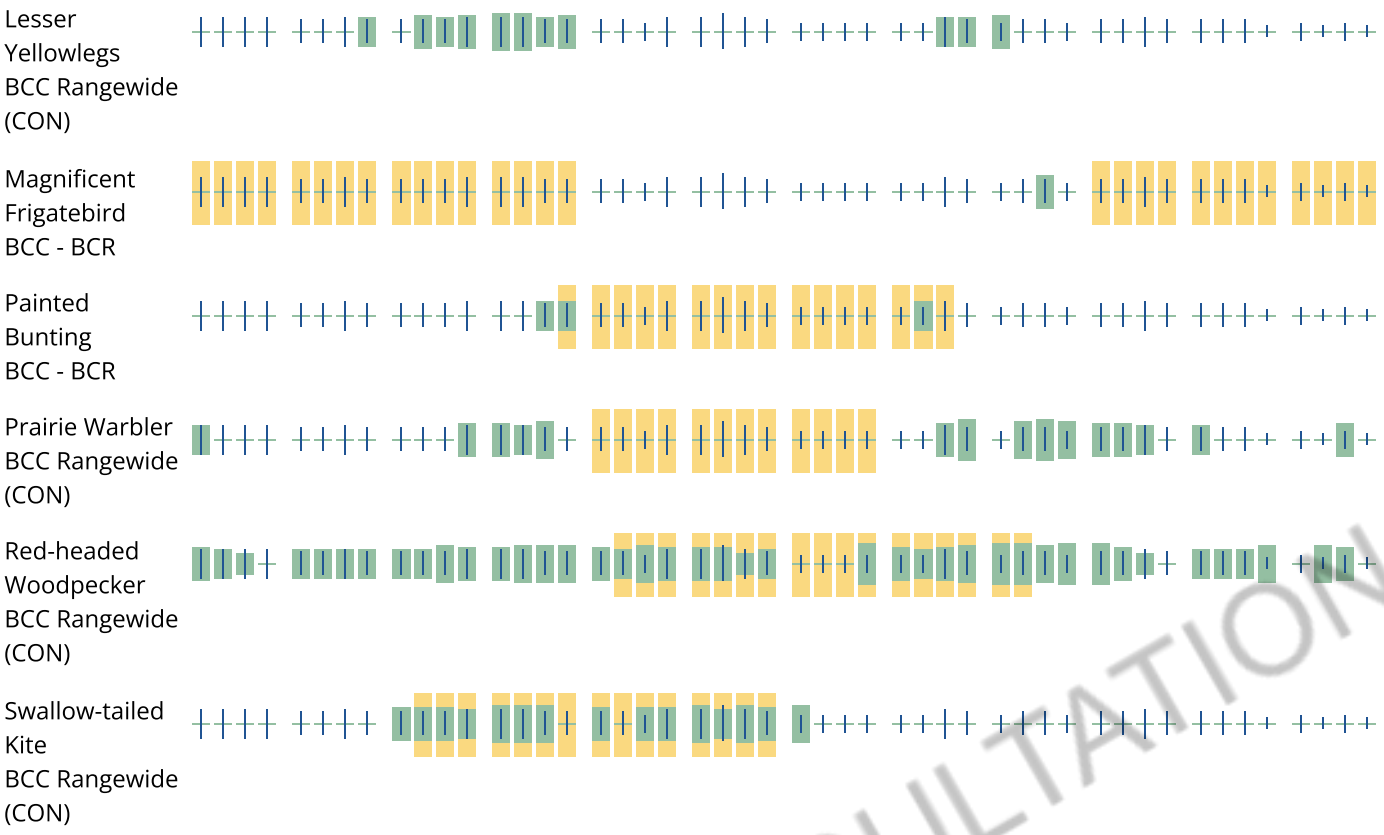
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION





NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact

NOT FOR CONSULTATION

Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Coastal Barrier Resources System

Projects within the John H. Chafee Coastal Barrier Resources System (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local Ecological Services Field Office or visit the CBRA Consultations website. The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the official CBRS maps. The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a

hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

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The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, October 20, 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 proposed preliminary plat for a 150-lot single-family subdivision with associated infrastructure at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03919-000-000
HUNTER BILLY R & CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

03923-000-000
GARRISONROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03865-000-000
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop - Peggy Rd**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 6, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of October 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

to hold it closed because it hadn't been fully repaired following a previous incident in which Bedford had kicked the door in and had broken the door handle.

The victim was reportedly on the phone with the Alachua County Sheriff's Office Combined Communications Center when Bedford allegedly pushed into the home, grabbed the phone out of her hand and threw it into the yard. The victim said that she gathered her children and put them in her car. Before she was able to get into the vehicle, Bedford threw a cup of juice on her. She said that she and her children locked themselves in her car until Bedford left.

An Alachua County Sheriff's deputy who responded to that call deputy completed a sworn complaint.

On Sept. 27 at 10:15 a.m. the next morning, the same victim called 911 again, and a deputy again responded. This time, Bedford was still at the residence. Spontaneously he said that he had been at the residence the night before and was just trying to gather some property and leave.

Bedford was arrested on the charges from the previous night. A small foil pouch was found in his pocket, which, Bedford reportedly said was "molly." The substance tested positive for MDPV, a DEA federal schedule I drug.

Bedford was charged with burglary, theft, property damage over $200, [illegible] ccharged with burglary and possession of a controlled substance in the Sept. 27 incident, with bail set at [illegible] with his most recent release in 2014.

# # #

Email cwalker@alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed preliminary plat for a 150-lot single-family subdivision with associated infrastructure at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, October 20, 2022 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 **E-mail:** sreyes@edafl.com

(Published: Alachua County Today - October 6, 2022)

NOTICE OF ELECTION CITY OF HIGH SPRINGS

NOTICE IS HEREBY GIVEN THAT A CITY ELECTION FOR THE CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA WILL BE HELD ON TUESDAY, NOVEMBER 8, 2022. THE PURPOSE OF THE ELECTION WILL BE TO FILL CITY COMMISSION SEAT #3 FOR A THREE-YEAR TERM.

BALLOT CONTAINS:
HIGH SPRINGS CITY COMMISSION
SEAT #3 (VOTE FOR ONE)
EYVONNE ANDREWS
TRISTAN GRUNDER
LINDA JONES

FOR VOTE BY MAIL BALLOTS OR FOR FURTHER INFORMATION CALL THE SUPERVISOR OF ELECTIONS OFFICE AT 352-374-5252.

(Published: Alachua County Today - October 6, 2022 and October 20, 2022)

NOTIFICACIÓN DE ELECCIÓN CIUDAD DE HIGH SPRINGS

POR LA PRESENTE SE NOTIFICA QUE UNA ELECCIÓN MUNICIPAL PARA LA CIUDAD DE HIGH SPRINGS, CONDADO DE ALACHUA, FLORIDA SE REALIZARÁ EL MARTES 8 DE NOVIEMBRE DE 2022. EL PROPÓSITO DE LA ELECCIÓN SERÁ LLENAR EL PUESTO #3 DE LA COMISIÓN DE LA CIUDAD POR UN PERÍODO DE TRES AÑOS.

LA PAPELETA CONTIENE:
COMISIÓN DE LA CIUDAD DE HIGH SPRINGS
PUESTO #3 (VOTE POR UNO)
EYVONNE ANDREWS
TRISTAN GRUNDER
LINDA JONES

PARA VOTAR POR CORREO O PARA MÁS INFORMACIÓN LLAME A LA OFICINA DEL SUPERVISOR DE ELECCIONES AL 352-374-5252.

(Published: Alachua County Today - October 6, 2022 and October 20, 2022)

Alachua County To[illegible]
is your best source for local news - 386.4

Neighborhood Meeting - Sign-in Sheet

Project: Peggy Road - Preliminary Plat

Date & Time: October 20, 2022, 5:00 PM

Location: Alachua Branch Library
14913 NW 140 St., Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Cheryl Hartley	PO Box 1627	352-258-3906	
Margaret Kirkland	P.O. Box 1360 or 15151 Peggy Rd, Alachua, FL	386-462-2330	
William Kirkland	P.O. Box 1360 or 15151 Peggy RD, Alachua, FL	386-462-2330	

Neighborhood Meeting Minutes

Project: Peggy Road Preliminary Plat

Meeting Date & Time: October 20, 2022, at 5:00 p.m.

Community Participants: 3 participants in total
William Kirkland
Margaret Kirkland
Cheryl Hartley

Project Representatives: Stephanie Sutton, eda
Heather Hartman, eda

Meeting Minutes:

Stephanie Sutton gave a presentation to inform the participants of the details of the preliminary plat and showed the proposed subdivision layout with road, lots, and stormwater. She explained that although planning work has been going on with this parcel, this is the first official subdivision application to the City and there will be three steps in the approval process- first preliminary plat, then construction plans, followed by a final plat application. Then she opened the floor for questions:

Q: When will the preliminary plat be submitted?
A: The end of this month, October 31st is the expected submittal date

Q: Will there be sidewalks along the roads?
A: Yes, sidewalks are shown along all of the proposed roadways.

Q: How long will it take for the development be done once the preliminary plat is approved?
A: The approval process of all three parts of the subdivision may take approximately a year – we are submitting the preliminary plat application first and expect approval of that in early 2023. Then construction plans and final plat will have to be submitted and approved.

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. 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): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616-1360

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Peggy Road Subdivision Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002
4. Section 22 Township 08 Range 18 Grant _____ Acreage: 52.92
5. Existing Use of Property: _____
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 150

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Northwest Alachua

    Middle: Mebane

    High: Santa Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students 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, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	150	units	x	0.12	Elementary School Multiplier*	18	Student Stations**
Middle School	150	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	150	units	x	0.09	High School Multiplier*	14	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check 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 of 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 Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 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.

Claudia P Vega
Signature of Applicant

Signature of Co-applicant

Claudia Vega, P.E.
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 October, 2022 by Claudia Vega, who is/are personally known to me, or who has/have produced _____ as identification.

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public, State of Florida
Heather A. Hartman

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed 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:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Crystal L. Curran
Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____

Real Estate Account #03924 000 000

Owner:
KIRKLAND WILLIAM & MARGARET M

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 **11/14/2022** for **$109.44**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $109.44	11/14/2022	**Receipt** #22-0016461	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $112.17	11/16/2021	**Receipt** #21-0025868	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $112.94	11/19/2020	**Receipt** #20-0025736	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $116.39	11/22/2019	**Receipt** #19-0030991	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $114.79	11/27/2018	**Receipt** #18-0033225	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $71.12	11/28/2017	**Receipt** #17-0038049	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $75.80	11/21/2016	**Receipt** #16-0026540	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $77.25	11/17/2015	**Receipt** #15-0019472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $76.28	11/20/2014	**Receipt** #14-0024201	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $76.25	11/20/2013	**Receipt** #13-0023551	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $76.14	11/19/2012	**Receipt** #12-0028541	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $77.82	11/29/2011	**Receipt** #2011-1013806	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $77.24	11/15/2010	**Receipt** #2010-1006067	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $70.40	12/21/2009	**Receipt** #2009-9023792	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $63.09	11/26/2008	**Receipt** #2008-8013653	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $63.97	12/31/2007	**Receipt** #2007-7010123	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $71.81	01/08/2007	**Receipt** #2006-6010511	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $73.31	12/13/2005	**Receipt** #2005-5008425	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $74.02	12/31/2004	**Receipt** #2004-9018433	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $60.07	12/31/2003	**Receipt** #2003-3055544	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $62.81	03/31/2003	**Receipt** #2002-0269775	Print (PDF)
Total Amount Due	**$0.00**				

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John Power TAX COLLECTOR Serving Alachua County

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Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03917 200 002

Owner:
KIRKLAND WILLIAM & MARGARET

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 **11/14/2022** for **$871.71**. **Print paid bill (PDF)**

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $871.71	11/14/2022	**Receipt** #22-0016461	**Print (PDF)**
Total Amount Due	**$0.00**				

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John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03865 000 000

Owner:
KIRKLAND WILLIAM & MARGARET

Situs:
15151 PEGGY RD
ALACHUA 32615

Parcel details
Property Appraiser
Homestead Exemption

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 **11/14/2022** for **$1,556.60**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $1,556.60	11/14/2022	**Receipt** #22-0016461	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $1,525.17	11/16/2021	**Receipt** #21-0025868	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,471.86	11/19/2020	**Receipt** #20-0025736	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,460.05	11/22/2019	**Receipt** #19-0030991	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,433.75	11/27/2018	**Receipt** #18-0033225	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,353.98	11/28/2017	**Receipt** #17-0038049	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,153.84	11/21/2016	**Receipt** #16-0026540	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,218.03	11/17/2015	**Receipt** #15-0019472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,206.95	11/20/2014	**Receipt** #14-0024201	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,299.80	11/20/2013	**Receipt** #13-0023551	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,264.05	11/19/2012	**Receipt** #12-0028541	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,236.93	11/29/2011	**Receipt** #2011-1013806	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,198.49	11/15/2010	**Receipt** #2010-1006067	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $1,160.29	12/21/2009	**Receipt** #2009-9023792	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $1,034.42	11/26/2008	**Receipt** #2008-8013653	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,342.14	12/31/2007	**Receipt** #2007-7010123	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,452.35	01/08/2007	**Receipt** #2006-6010511	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,421.68	12/13/2005	**Receipt** #2005-5008425	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,377.57	12/31/2004	**Receipt** #2004-9018433	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,352.46	12/31/2003	**Receipt** #2003-3055544	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,363.79	03/31/2003	**Receipt** #2002-0269775	Print (PDF)
Total Amount Due	**$0.00**				

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consultants inc.

Worksheet for Wastewater Demand

Project Name : Peggy Road - Garden Street Communities

Customer / Builder Name : Garden Street Communities

Property Address : 15151 Peggy Road

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Residential - Single Family Residentual	300.00	1	per Dwelling Unit	300
TOTAL DEMAND				300
Peaking Factor				4.0
Demand * Peaking Factor				1200
Total Number of Units				150
TOTAL DEMAND (GPD)		**180000**		

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

Letter of Transmittal

eda consultants · inc.

Date: 1/24/2023

Attn: Planning Department

Re: Peggy Road Preliminary Plat Resubmittal

To: City of Alachua
PO Box 9
Alachua, FL 32616

We hereby transmit the following items:

Copies	No.	Description
7	1	Civil Plan Sets
7	2	Boundary Survey
2	3	Cover Letter
2	4	Preliminary Plat Application
2	5	Authorization to Submit
2	6	NFPA Fire Flow Calculations
2	7	ISO Fire Flow Calculations
2	8	Traffic Impact Analysis
2	9	Environmental Assessment
2	10	Neighborhood Meeting Materials
2	11	Legal Description
2	12	School Student Generation Form
2	13	Deed
2	14	Proof of Taxes
2	15	Sanitary Flow Calculations
2	16	Comprehensive Plan Consistency
2	17	Concurrency Impact Analysis
2	18	Comment Response Letter

Please don't hesitate to contact me if you have any questions or need any additional information.

Signed Claudia Vega, P.E.

720 SW 22ND Ave, S. Tower, Ste 300, Gainesville, FL 32601
Phone: (352) 373-3541 ~ www.edafl.com

BOUNDARY SURVEY

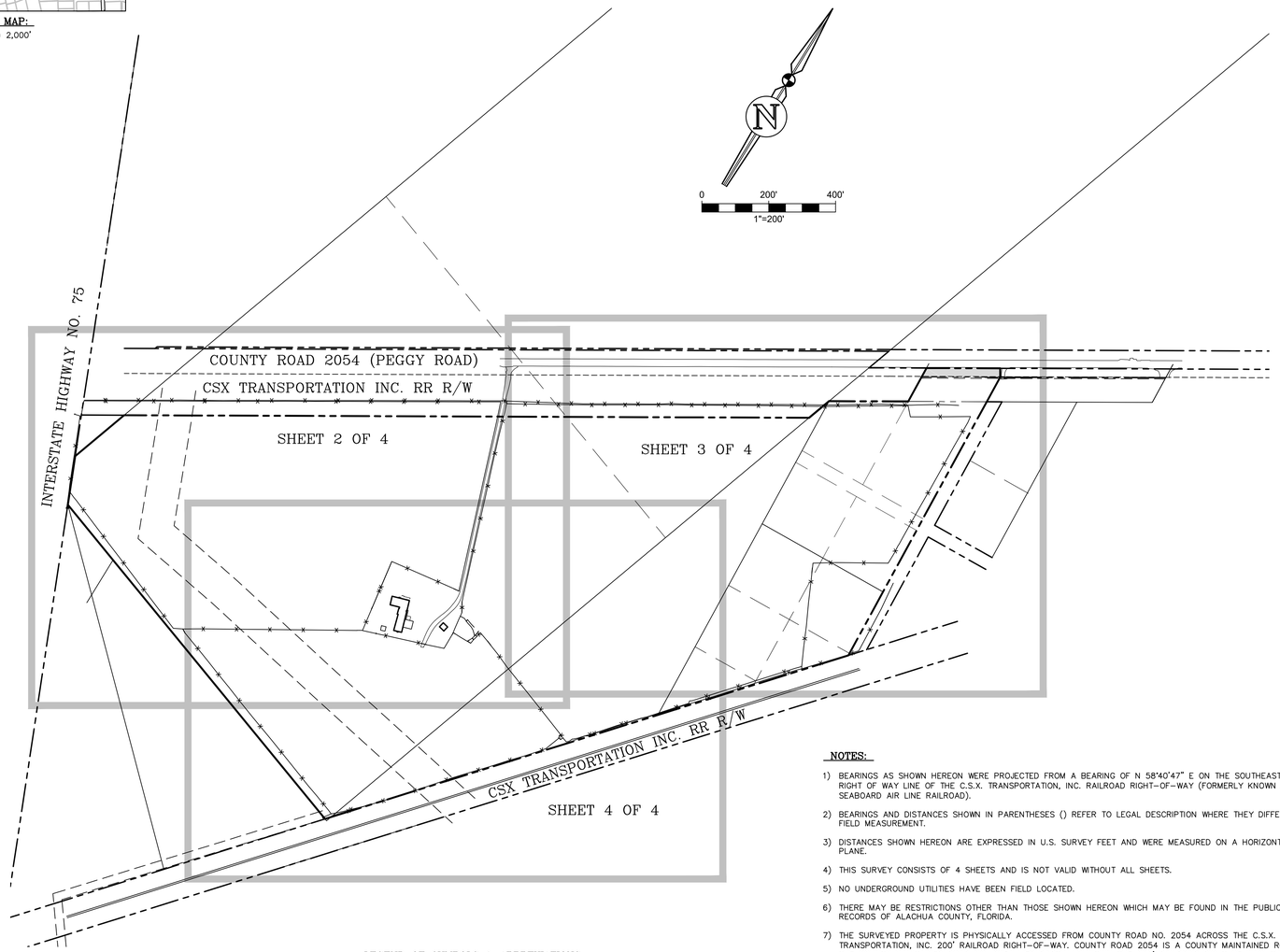
IN

THE WILLIAM GARVIN GRANT AND A PART OF LOT 1 OF SECTION 22 TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

GARDEN STREET COMMUNITIES SOUTHEAST, LLC

VICINITY MAP:
SCALE: 1" = 2,000'



NOTES:

1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 58°40'47" E ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE C.S.X. TRANSPORTATION, INC. RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD AIR LINE RAILROAD).

2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

4) THIS SURVEY CONSISTS OF 4 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.

6) THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

7) THE SURVEYED PROPERTY IS PHYSICALLY ACCESSED FROM COUNTY ROAD NO. 2054 ACROSS THE C.S.X. TRANSPORTATION, INC. 200' RAILROAD RIGHT-OF-WAY. COUNTY ROAD 2054 IS A COUNTY MAINTAINED ROAD. THE COUNTY MAINTAINED ROAD NO. 2054 LIES PARTIALLY WITHIN THE 200' RAILROAD RIGHT OF WAY. THIS SURVEYOR HAS NO KNOWLEDGE IF THERE IS LEGAL INGRESS AND EGRESS ACROSS SAID RAILROAD RIGHT OF WAY.

8) THE SURVEYED PROPERTY ABUTS COUNTY ROAD NO. 2054, (DEEDED R/W RECORDED IN O.R. BOOK 240, PAGE 565) NORTH OF LOT 1, BLOCK 2 OF "ALACHUA REALTY CO. SUBDIVISION" (PLAT BOOK "A", PAGE 106). THERE IS NO IMPROVED PHYSICAL ACCESS AT THIS LOCATION.

9) THE SURVEYED PROPERTY IS SUBJECT TO A 100 FOOT WIDE RIGHT OF WAY FOR ELECTRIC DISTRIBUTION AS PER BOOK 50, PAGE 77 AND BOOK 191, PAGE 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. PLOTTED AND SHOWN HEREON.

10) NOT ALL INTERIOR FENCES WERE LOCATED AND SHOWN HEREON.

11) ALL OF THE PARCELS SURVEYED AND SHOWN HEREON ARE CONTIGUOUS WITH NO GAPS OR GORES.

12) EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH ⟵	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
O	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
◊ FOCMRK	=	FIBER OPTIC CABLE MARKER
☼ LT PL	=	LIGHT POLE
◊ MBOX	=	MAIL BOX
O PP	=	POWER POLE
O	=	SET 5/8" REBAR & CAP (PRM LB 2389)
⊡	=	SIGN
T TELPED	=	TELEPHONE PEDESTAL
-x-x-	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

LEGAL DESCRIPTION:

Parcel 1

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-Way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-Way of the Atlantic Coast Line Railroad, thence Northwest along the Right-of-Way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, according to the plat of J.C. Sheffield Part of Garvin Grant, as recorded in Plat Book A, Page, 60 of the Public Records of Alachua County, Florida.

Also, Lots Three (3), Four (4) Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Co. Subdivision, according to the map or plat thereof as recorded in Plat Book A, Page 106 of the Public Records of Alachua County, Florida.

AND

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

AND

A portion of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", a subdivision as per Plat thereof, recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 2 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence South, along the East line of said Lot 1, along the southerly extension thereof and along the East line of Lot 1, Block 3 of said Subdivision, 648 feet, more or less, to the southeast corner of said Lot 1, Block 3; thence West, along the South line of said Lot 1, Block 3 and the South line of Lot 2, Block 3 of said Subdivision, 415 feet, more or less, to the southwest corner of said Lot 2, Block 3; thence North, along the West line of said Lot 2, Block 3, along the northerly extension thereof and along the West line of Lot 2, Block 2 of said Subdivision, 418 feet, more or less to the northwest corner of said Lot 2, Block 2 and to a point on the southeasterly Right of Way line of the former Seaboard Air Line Railway Co. Right of Way; thence Northeasterly, along said Right of Way line and along the northerly lines of said Lots 2 and 1, Block 2, a distance of 472.2 feet to the Point of Beginning.

AND

Parcel 2

A portion of Section 22, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at a 1/2" rebar and cap (stamped "LB 2903") at the Northwest corner of Lot 1, Block 2 of "Alachua Realty Co. Subdivision", as per plat thereof, recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida (Vacated as per Resolution 22 18 recorded in Official Records Book 4996, page 599 of said Public Records), said corner being the Southwest corner of that certain parcel of land as described in Official Records Book 1895, page 2500 of said Public Records and the Southwest corner of that certain parcel of land as described in Official Records Book 4942, page 1289 of said Public Records, and run thence North 02°54'44" West, along the West line of said certain parcels of land, 83.43 feet to the Northwest corner of said certain parcel of land as described in Official Records Book 4942, page 1289 of said Public Records and to the Point of Beginning; thence continue North 02°54'44" West, 30.34 feet to the Northwest corner of said certain parcel of land as described in Official Records Book 1895, page 2500 of said Public Records and to a point on the former Northerly Right of Way line of the C.S.X. Transportation, Inc. Railroad Right of Way (100' Right of Way) and to a point on the Southerly Right of Way line of Alachua County Road No. 2054, as per deed recorded in Official Records Book 240, page 565 of said Public Records; thence North 58°40'47" East, along said former Northerly Right of Way line and said Southerly Right of Way line of Alachua County Road No. 2054, a distance of 220.39 feet; thence South 31°21'30" East, 26.53 feet to the Northeast corner of said certain parcel of land described in Official Records Book 4942, page 1289 of said Public Records; thence South 58°38'30" West, along the Northerly line of said certain parcel of land (Official Records Book 4942, page 1289), a distance of 234.84 feet to the Point of Beginning.

Summary of Title Commitment Schedule B-II Exceptions

This Survey was prepared in reference to Old Republic National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. 1169010 A7,
Dated: December 29, 2022 @ 11:00 PM:

1. Not Survey related.
2. a. Not Survey related.
   b. Not Survey related.
   c. It is not known if the surveyed property has legal ingress and egress across the 200 feet CSX Transportation Inc. Railroad Right-of-Way. The surveyed property has no other physical access. A portion of the surveyed property lies adjacent to the Alachua County County Road No. 2054 at the Northeast corner of said property.
   The perimeter fences were constructed by the property owners who did not know where the boundary lines are located. There is a fence along the south end of the east boundary which lies 14-20 feet east of the east property line.
   d. Not Survey related.
   e. Not Survey related.
3. Not applicable. (no observed submerged, filled, artificially exposed or accreted lands).
4. Not Survey related.
5. Only that portion of the subject property lying north of Lot 1, Block 2 of "Alachua Realty Co. Subdivision" (as described in Official Records Book 4942, Page 1289 of the Public Records of Alachua County, Florida) is subject to a 30 Foot Wide Fiber Optic Easement recorded in O.R. Book 1895, Page 2500 of the Public Records of Alachua County, Florida. Plotted and shown hereon.
6. The property surveyed is subject to Reservations in favor of the State of Florida as per Deed recorded in Deed Book 242, Page 346 of the Public Records of Alachua County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Section 270.11, Florida Statutes.
7. Not Survey related.
8. The Property surveyed is subject to a Florida Power Corporation easement recorded in O.R. Book 191, Page 49 of the Public Records of Alachua County, Florida. (Plotted and shown hereon).
9. The Property surveyed is subject to a Florida Power Corporation easement recorded in O.R. Book 50, Page 77 of the Public Records of Alachua County, Florida. (Plotted and shown hereon).
10. The Property surveyed is subject to the Planned Development Regulatory Agreement recorded in O.R. Book 5044, Page 256 of the Public Records of Alachua County, Florida.

ALTA/NSPS Land Title Survey

ALTA/NSPS Certification:

To Garden Street Communities Southeast, LLC, a florida limited liability company; Old Republic National Title Insurance Company; Attorneys' Title Fund Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 19 of Table A thereof. The fieldwork was completed on 01/09/2023

Date of Plat or Map: 01/10/2023

eda consultants inc.
Corporate Authorization No. 2389
By: Robert W. Grover PSM 4239
email: RGrover@edafl.com
web site: www.edafl.com

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D, COMMUNITY NUMBER: 120864, PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS BEING AREAS DETERMINED TO BE OUTSIDE (ZONE(s) X (UNSHADED)

No.	Date	Comment
3	01/10/2023	REVISED BOUNDARY, LEGAL DESCRIPTION AND
		TITLE COMMITMENT
2	12/06/2022	ADDITIONAL R/W INFORMATION
1	10/31/2022	ADDRESS COMMENTS

eda consultants inc.
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eda consultants inc. LB 2389
Corporate Authorization No. LB 2389
Re: SEE ALTA/NSPS CERTIFICATION BY PSM 4239

ORIGINAL SIGNATURE AND RAISED SEAL

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT ©2023

Project No. 2022-011 SI02
Drawn A.L./J.F.
Check B.G.

1-21
47-49
2-65
Page

1076
1002
1006
1071
Fieldbook

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

Survey Date: 01/09/2023
Drawing Completed: 01/10/2023
Revised: 01/10/2023

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/09/2023

Sheet No.:
V-001

J:_Projects\2022\2022-011 (Peggy Road)\DWG\2022-0011 SI02_ALTA.dwg - Sheet 1
Plotted: Jan 10, 2023 - 10:13:53 - jfenton

J:\Projects\2022\2022-0011 (Peggy Road)\DWG\2022-0011-S02_ALTA.dwg — Sheet 2
Plotted Jan 10, 2023 — 10:13:53 — jtonton

ALACHUA COUNTY R/W LINE
RAILROAD R/W LINE
PEGGY ROAD NW 26
COUNTY ROAD 2054
O.R. 240, PAGE 565
75'
200'
TAX PARCEL 03865-200-000
DEED BOOK 46, PAGE 8
OWNER: C.S.X. TRANSPORTATION, INC
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 75 FEET FOR ROAD PURPOSES
ALACHUA COUNTY RESOLUTION DATED: 1/29/63
200' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER SEABOARD AIR LINE RAILROAD)
NOTE: THE AGREEMENT WITH THE SEABOARD AIR LINE RAILROAD COMPANY AND ALACHUA COUNTY (CONTRACT NO. SAL060366) WAS CANCELED MARCH 30, 2006, FOR THE REASON THAT THE TRACK WAS SOLD
ASPHALT PAVEMENT
MBOX
LIMITED ACCESS R/W LINE
4' WIRE FENCE
42.7'
43.3'
43.8'
44.1'
38.4'
152.75'
A PORTION OF
TAX PARCEL 03865-000-000
OWNER & RECORDING
INFORMATION UNKNOWN
NOT INCLUDED
A PORTION OF LOT 12
J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60
N 16°36'05" E 190.65'
INTERSTATE HIGHWAY No. 75 — STATE ROAD No. 93
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP
(300' R/W)
SECTION 26280-2401, LAST REVISED: 7/13/89
N 27°37'58" W 147.54'
3.3'
19.74'
(5/8", FLA. D.O.T. 5/8"1)
FOUND 4"x4" CONC MONUMENT
"PRM 1772" S 67°12'08"E, 1.76'
FROM PROPERTY CORNER
2.1'
1.8'
27.5'
N 70°50'15" W 213.38'
21.6'
N.W. CORNER OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST
(4"x4", NO ID)
SECTION 21
SECTION 22
SOUTHLINE OF WILLIAM GARVIN GRANT
10.1'
26.4'
N 70°50'15" W 1001.23'
TRANSMISSION PP
S 27°01'14" E 342.42'
100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT BOOK 30, PAGE 270 BOOK 161, PAGE 49
S 27°01'14" E 339.45'
50'
S 80°29'10" E 267.19'
S 76°53'34" E 409.50'
S 76°53'34" E 516.19'
TAX PARCEL 03916-002-000
O.R. 3707, PAGE 955
OWNER: STEPHEN F. AND RENEE SMITH
PARCEL 1
51.399
ACRES,±
TAX PARCEL
03865-000-000
LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60
538.49'
N 58°40'47" E 2049.09'
4.4'
N 0°00'00" E 1.00'
N 90°00'00" E 1.00'
S 0°00'00" E 1.00'
S 90°00'00" W

LINE	BEARING	DISTANCE
L1	N 02°54'44" W	30.34
L2	S 31°21'30" E	26.53

PEGGY ROAD – NW 26
COUNTY ROAD 2054
O.R. 240, PAGE 565

ALACHUA COUNTY R/W LINE
RAILROAD R/W LINE
PEGGY ROAD NW 26 COUNTY ROAD 2054 O.R. 240, PAGE 565
ASPHALT PAVEMENT
75'
200'
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 75 FEET FOR ROAD PURPOSES ALACHUA COUNTY RESOLUTION DATED: 1/29/63

TAX PARCEL 03865-200-000
DEED BOOK 46, PAGE 8
OWNER: C.S.X. TRANSPORTATION, INC

200' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER SEABOARD AIR LINE RAILROAD)

NOTE: THE AGREEMENT WITH THE SEABOARD AIR LINE RAILROAD COMPANY AND ALACHUA COUNTY (CONTRACT NO. SAL060366) WAS CANCELED MARCH 30, 2006, FOR THE REASON THAT THE TRACK WAS SOLD

4' WIRE FENCE
36.0'
36.8'

POINT OF COMMENCEMENT
TAX PARCEL 03924-000-000

N 78°35'56" E
77.45'

TAX PARCEL 03917-200-000
DEED BOOK 51, PAGE 236
OWNER: C.S.X. TRANSPORTATION, INC

POINT OF COMMENCEMENT
PARCEL 2
POINT OF BEGINNING
TAX PARCEL 03917-200-002

N 58°40'47" E 236.94'

GAP BETWEEN O.R. 4942, PAGE 1289 & DEEDED COUNTY R/W (O.R. 240, PAGE 565) FOR COUNTY ROAD 2054

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 2054 "AS CLAIMED BY ALACHUA COUNTY PUBLIC WORKS" ACCORDING TO A SURVEY BY STACY HALL (PLS 3784) DATED 10/23/92.
NOTE: PER CORRESPONDENCE WITH ALACHUA COUNTY PUBLIC WORKS ON 12/1/2022 THIS LINE CANNOT BE CONFIRMED AS THE SOUTHERLY MAINTAINED RIGHT-OF-WAY.

POINT OF BEGINNING
PARCEL 2
(PRM 3784)
N 58°40'47" E 220.39'
FOUND 5/8" REBAR (NO ID)
S 25°30'32"W, 0.19' FROM PROPERTY CORNER)
FOUND 5/8" REBAR & CAP "FLOWERS PSM 6602" S 02°07'38" W, 0.40' FROM PROPERTY CORNER
PARCEL 2
N 58°38'30" E 234.84'
(N 59°29'24" E 234.80')
END OF FENCE IS 0.9' SE OF PROPERTY LINE
END OF FENCE IS 1.9' SE OF PROPERTY LINE
NE CORNER OF O.R. 4942, PAGE 1289
NW CORNER OF O.R. 1895, PAGE 2500
SW CORNER OF O.R. 1895, PAGE 2500 & SW CORNER OF O.R. 4942, PAGE 1289
(S 58°27'44" W 237.13')
S 58°40'47" W 234.79'
(1/2", LB 2903)
N 58°40'47" E 471.73' (472.2')
FENCE CORNER IS 13.3' SE OF R/W LINE
FENCE IS 11.4' SE OF R/W LINE
FENCE IS 15.7' SE OF R/W LINE
FENCE IS 11.0' SE OF R/W LINE
TELPED
ANCH(2)
SIGN
PP
FOCMRK
OHPL
CONC PEDESTAL
CMP
LT PL
3' WOOD FENCE
WOOD POST
4' GATE
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 25 FEET FOR ROAD PURPOSES ALACHUA COUNTY RESOLUTION DATED: 1/29/63
25' CSX TRANSPORTATION, INC. FIBER OPTIC EASEMENT O.R. 1895, PAGE 2500
25'

PARCEL 1
TAX PARCEL 03917-200-002
O.R. 4942, PAGE 1289

TAX PARCEL 03917-200-001
O.R. 1895, PAGE 2500
OWNER: CHRISTINE A HUNTER

POINT OF BEGINNING
VACATED PORTION OF PLAT

(N 02°08'51" W 83.27')
(N 02°54'44" W 83.57')
(S 02°08'51" E 83.39')
(76.43')
PROP. R/W
ALACHUA COUNTY R/W LINE

LOT 2, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 1, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 2, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

VACATED PORTION OF "ALACHUA REALTY CO. SUBDIVISION" PLAT BOOK "A", PAGE 106 AS PER RESOLUTION 22 18 RECORDED IN OFFICIAL RECORDS BOOK 4996, PAGE 599

"ALACHUA REALTY CO SUBDIVISION" PLAT BOOK "A", PAGE 106

TAX PARCEL
03865-000-000

LOT 10 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60

S LINE OF LOT 10 PLAT BOOK "A", PAGE 60
N LINE OF LOT 11 PLAT BOOK "A", PAGE 60

EAST LINE OF WILLIAM GARVIN GRANT

(NORTH 418')

40' R/W
VACATED PORTION OF PLAT

LOT 2, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 1, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 3, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 4, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 1, BLOCK 3
A PORTION OF TAX PARCEL
03919-000-000

TAX PARCEL
03923-001-000

LOT 4, BLOCK 1
TAX PARCEL
03923-000-000

LOT 5, BLOCK 3
A PORTION OF
TAX PARCEL
03924-000-000

LOT 6, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 7, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

WEST LINE OF ALACHUA REALTY CO. SUBDIVISION

(208.5')
(208.5')
(208.5')
(207.5')
(207.5')
(WEST 418')
(299.7')
(299.7')
(236')

(S 02°08'51" E 85.33')
(140' RIGHT-OF-WAY, NOT PHYSICALLY OPEN)

100' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER ATLANTIC COAST LINE RAILROAD)

RAILROAD R/W LINE
RAILROAD TRACKS

TAX PARCEL 92060-517-909
DEED BOOK 51, PAGE 236
OWNER: C.S.X. TRANSPORTATION, INC

(3/4", PLS 3456)

4' WIRE FENCE
5' WIRE FENCE
GATE
19.6'
21.6'
27.6'
14.5'
20.8'
4'

N
0 50' 100'
1"=50'

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
FOCMRK	=	FIBER OPTIC CABLE MARKER
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (PRM LB 2389)
SIGN	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D, COMMUNITY NUMBER: 120864, PANEL: 0120D, EFFECTIVE DATE: 06/16/06 SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
3	01/10/2023	REVISED BOUNDARY, LEGAL DESCRIPTION AND TITLE COMMITMENT
2	12/06/2022	ADDITIONAL R/W INFORMATION
1	10/31/2022	ADDRESS COMMENTS

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LB 2389
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Project No. 2022-0011.S02
Drawn AJL/JF
Check B.G.

eda consultants inc.
Corporate Authorization No. LB 2389
PREPARED BY: 4219
SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL

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Field Book	Page
1076	1–21
1026	32–49
1026	50–54
1071	2–65

Survey Date	Drawing Completed	Revised
01/09/2023	01/10/2023	01/10/2023

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/09/2023

Sheet No.:
V-003

J:\Projects\2022\2022-0011 (Peggy Road)\DWG\2022-0011.S02_ALTA.dwg — Sheet 3
Plotted Jan 10, 2023 — 10:13:53 — jhinton

PARCEL 1

51.399
ACRES,±

TAX PARCEL
03865-000-000

LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60

PARCEL 1

TAX PARCEL
03924-000-000

TAX PARCEL
03865-000-000

LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60

PARCEL 1

TAX PARCEL
03924-000-000

LOT 7, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

TAX PARCEL 03916-002-000
O.R. 3707, PAGE 955
OWNER: STEPHEN F. AND RENEE SMITH

TAX PARCEL 92060-517-900
DEED BOOK 51, PAGE 236
OWNER: C.S.X. TRANSPORTATION, INC

100' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER ATLANTIC COAST LINE RAILROAD)

RAILROAD TRESTLE

EAST LINE OF WILLIAM GARVIN GRANT

SOUTH LINE OF WILLIAM GARVIN GRANT

WEST LINE OF ALACHUA REALTY CO. SUBDIVISION

25' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
O.R. 3707, PAGE 950

4" WIRE FENCE
MILLED ASPHALT
GATE
CONC
1 STORY BRICK & WOOD BUILDING
BRICK PAVERS
STEPS
A/C
FRONT
SATELLITE DISH(2)
ANTENNA TOWER
TOPPER SHED
SHED
WOOD POST
COVERED CONC
? ANCH
WOOD FRAME PUMP HOUSE & WELL
WOOD FRAME BUILDING
FRAME BUILDING IN POOR CONDITION
5' WIRE FENCE
TRANSMISSION PP
OHPL
ANCH(2)
ANCH
FENCE IS 6.7' NW OF PROPERTY CORNER
FENCE IS 0.1' SE OF R/W LINE
FENCE IS 0.2' SE OF R/W LINE
4" WIRE FENCE(2)
RAILROAD R/W LINE
(3/4", NO ID)
1024.66' (1109')
S 41°06'29" W 1640.15'
N 20°59'15" W 1091.23'
S 79°53'54" E 459.50'
S 79°53'54" E 448.99'
344.67'
464.42'
538.49'
(539')
(539.3')
(539.5')
(CALC)
50'
25.5'
23.9'
2.5'
1'
0.5'

0 50' 100'
1"=50'

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH ⟵	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
◊ FOCMRK	=	FIBER OPTIC CABLE MARKER
LT PL	=	LIGHT POLE
◊ MBOX	=	MAIL BOX
○ PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (PRM LB 2389)
⚐	=	SIGN
T TELPED	=	TELEPHONE PEDESTAL
-x-x-x-	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D, COMMUNITY NUMBER: 120864, PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AS DETERMINED BY SCALE. ZONE(s) X (SHADED) AREAS ARE DESCRIBED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
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Project No. 2022-0011.S02
Drawn A.L./J.F.
Check B.G.

eda consultants inc. Corporate Authorization No. LB 2389
Rpt: SEE ALTA/NSPS CERTIFICATION ON SHEET 4239
ORIGINAL SIGNATURE AND RAISED SEAL

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
1076	1–21	01/09/2023	01/10/2023	01/10/2023
1026	47–49			
1027	2–65			
1071	1–4			

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

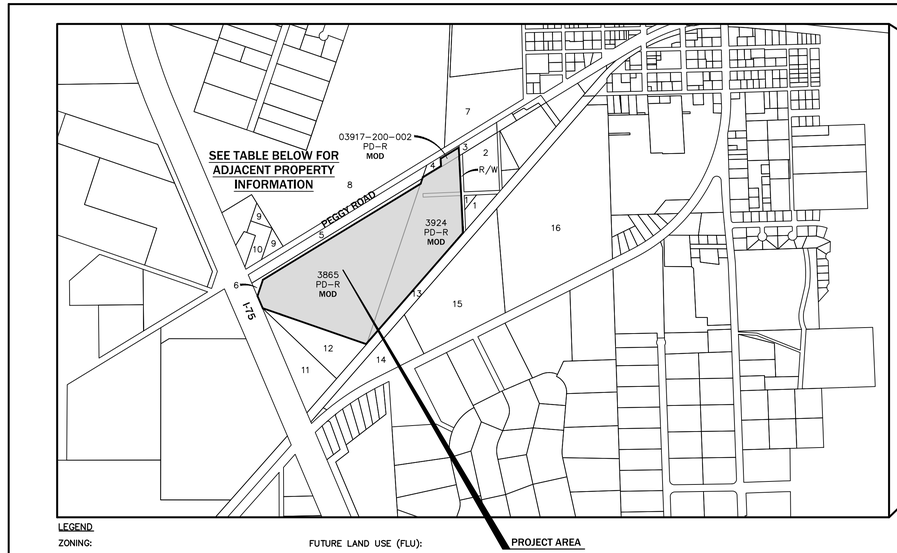
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 01/09/2023

Sheet No.:

V-004

Plotted: Jan 10, 2023 – 10:13:53 – jfenton
J:\Projects\2022\2022-0011 (Peggy Road)\DWG\2022-0011.S02_ALTA.dwg – Sheet 4

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
PRELIMINARY PLAT
CITY OF ALACHUA, FLORIDA
NOT FOR FINAL RECORDING



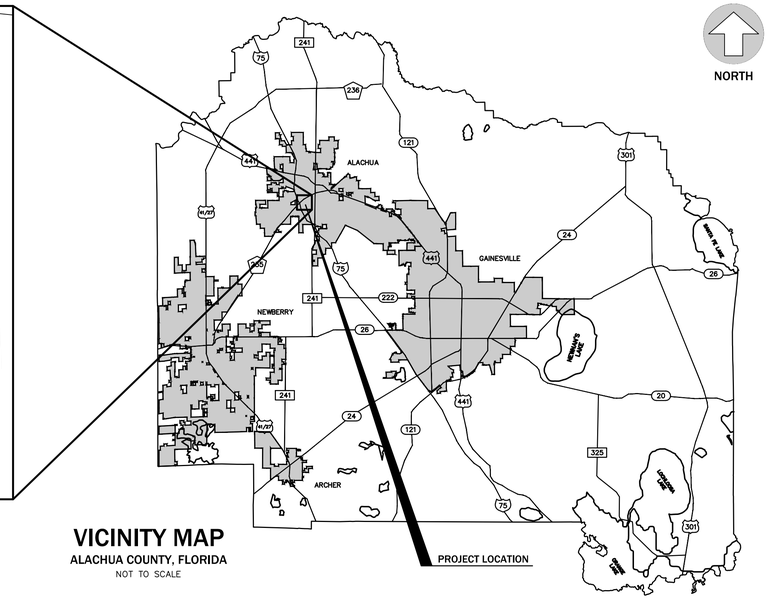
LEGEND

ZONING:

A	–	AGRICULTURAL
PD-R	–	PLANED DEVELOPMENT RESIDENTIAL
RSF-3	–	RESIDENTIAL, SINGLE FAMILY
GF	–	GOVERNMENT FACILITIES
ILW	–	INDUSTRIAL, LIGHT AND WAREHOUSING
IG	–	INDUSTRIAL GENERAL

FUTURE LAND USE (FLU):

AG	–	AGRICULTURAL
MOD	–	MODERATE DENSITY RESIDENTIAL
R/AG	–	RURAL/AGRICULTURE
REC	–	RECREATION
IN	–	INDUSTRIAL



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

COMMENCE AT A POINT SOUTH OF THE SEABOARD AIR LINE RAILROAD IN LOT ONE (1) OF SECTION TWENTY-TWO (22) TOWNSHIP EIGHT (8) SOUTH RANGE EIGHTEEN (18) EAST, WHERE THE EAST LINE OF THE WILLIAM GARVIN GRANT INTERSECTS THE RIGHT-OF-WAY, RUN SOUTHWEST ALONG THE GRANT LINE TO WHERE SUBDIVISION LINE INTERSECTS THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD, THENCE NORTHWEST ALONG THE RIGHT-OF-WAY 1109 FEET; THENCE NORTH 1074 FEET TO BEGINNING. LYING AND BEING IN SECTION TWENTY-TWO (22), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST.

ALSO, ALL THAT PART OF LOTS TEN (10) AND ELEVEN (11) SOUTH OF THE SEABOARD AIR LINE RAILROAD IN THE WILLIAM GARVIN GRANT, ACCORDING TO THE PLAT OF J.C. SHEFFIELD PART OF GARVIN GRANT, AS RECORDED IN PLAT BOOK A, PAGE, 60 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO, LOTS THREE (3), FOUR (4) FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK THREE (3) OF ALACHUA REALTY CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD NO. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION' AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF "ALACHUA REALTY CO SUBDIVISION OF A PART OF LOT 1 OF SEC' 22, TP 8 S, R 18 E", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF "ALACHUA REALTY CO SUBDIVISION OF A PART OF LOT 1 OF SEC' 22, TP 8 S, R 18 E", RECORDED IN PLAT BOOK "A", PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, ALONG THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 1, BLOCK 3 OF SAID SUBDIVISION, 648 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3 AND THE SOUTH LINE OF LOT 2, BLOCK 3 OF SAID SUBDIVISION, 415 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 3; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 3, ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 2, BLOCK 2 OF SAID SUBDIVISION, 418 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2 AND TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE RAILWAY CO. RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINES OF SAID LOTS 2 AND 1, BLOCK 2, A DISTANCE OF 472.2 FEET TO THE POINT OF BEGINNING.

ADJACENT PROPERTY INFORMATION

MAP#	PARCEL NUMBER	ACREAGE	ZONING	FLU	OWNER NAME
1	03923-000-000	1.43±	A	R/AG	GARRISON JR & GARRISON & GARRISON & GARRISON & ROBINSON
2	03919-000-000	4.82±	RSF-3	MOD	HUNTER BILLY R & CHRISTINE A
3	03917-200-001	1.15±	A	AG	HUNTER CHRISTINE A
4	03917-200-000	0.47±	A	AG	CSX TRANSPORTATION INC
5	03049-001-011	5.22±	A	AG	CSX TRANSPORTATION INC
6	03865-000-000	0.18±	PD-R	MOD	KIRKLAND WILLIAM & MARGARET
7	03870-001-000	11.32±	GF	REC	CITY OF ALACHUA
8	03870-000-000	106.31±	GF	REC	CITY OF ALACHUA
9	03866-003-000	1.37±	A	AG	LUMPKIN O A JR & JOYCE
10	03866-000-000	1.88±	A	AG	LUMPKIN O A JR & JOYCE
11	03916-001-000	6.55±	A	AG	ROSARIO HECTOR & VERONICA
12	03916-002-000	6.63±	A	AG	SMITH STEPHEN F & RENEE
13	03053-010-010	108.44±	N/A	N/A	CSX TRANSPORTATION INC
14	03918-003-000	6.98±	ILW	IN	BLACK FLAG METALSMITH LLC
15	03918-000-000	20.55±	IG	IN	CITIZENS & SOUTHERN NATIONAL BANK TR
16	03925-002-000	44.51±	IG	IN	SANDVIK MINING & CONSTRUCTION USA LLC

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

UTILITY INFORMATION

1.	ELECTRIC:	CLAY ELECTRIC
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA
4.	FIRE SUPPRESSION WATER SUPPLY:	CITY OF ALACHUA
5.	HIGH SPEED INTERNET:	COX COMMUNICATIONS

CONTACT INFORMATION

1.	PROPERTY OWNERS:	WILLIAM & MARGARET KIRKLAND PO BOX 1360 ALACHUA, FL 32616-1360
2.	DEVELOPER:	GARDEN STREET COMMUNITIES SOUTHEAST, LLC 100 W. GARDEN STREET, 3RD FLOOR PENSACOLA, FL 32502
3.	PROFESSIONAL ENGINEER OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAUDIA VEGA, P.E.
4.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
5.	SURVEYOR OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM

DEVELOPMENT INFORMATION

1.	NAME OF PROJECT:	PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT
2.	TITLE UNDER WHICH IT WILL BE RECORDED:	PEGGY ROAD SUBDIVISION
3.	PROJECT DESCRIPTION:	A RESIDENTIAL CLUSTER SUBDIVISION OF 150 LOTS WITH ASSOCIATED UTILITIES AND STORMWATER FACILITIES.
4.	PROJECT ADDRESS:	15151 PEGGY ROAD ALACHUA, FL 32615
5.	TAX PARCEL NUMBERS:	03924-000-000, 03917-200-002, AND A PORTION OF 03865-000-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST
7.	ZONING:	PLANED DEVELOPMENT RESIDENTIAL (PD-R)
8.	FUTURE LAND USE DESIGNATION:	MODERATE DENSITY RESIDENTIAL (MOD)
9.	TOTAL SITE AREA:	51.26± ACRES
10.	PROJECT AREA:	51.26± ACRES

TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOURS OF ADJACENT STREET			PM PEAK HOURS OF ADJACENT STREET		
			TOTAL	IN	OUT	TOTAL	IN	OUT
PROPOSED DEVELOPMENT SINGLE-FAMILY DETACHED HOUSING	150 DU	1,466	108	28	80	145	91	54

TRIP GENERATION WAS CALCULATED USING DATA FROM ITE'S TRIP GENERATION MANUAL, 11th EDITION.

SINGLE-FAMILY DETACHED HOUSING [ITE 210]

DAILY	Ln(T)=0.92*Ln(X)+2.68; (X IS NUMBER OF DWELLING UNITS)
AM PEAK HOURS OF ADJACENT STREET	Ln(T)=0.91*Ln(X)+0.12; (X IS THE NUMBER OF DWELLING UNITS);(26% IN/74% OUT)
PM PEAK HOURS OF ADJACENT STREET	Ln(T)=0.94*Ln(X)+0.27; (X IS THE NUMBER OF DWELLING UNITS);(63% IN/37% OUT)

STORMWATER MAINTENANCE RESPONSIBILITY:

THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.

FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X – AREA OF MINIMAL FLOOD HAZARD

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C120	PRELIMINARY MASTER PLAN
C180	SOIL MAP
C200	OVERALL SITE PLAN
C210	LAYOUT 1 OF 4
C220	LAYOUT 2 OF 4
C230	LAYOUT 3 OF 4
C240	LAYOUT 4 OF 4
C280	DRAINAGE PLAN
C300	MASTER UTILITY PLAN
C310	UTILITY PLAN 1 OF 4
C320	UTILITY PLAN 2 OF 4
C330	UTILITY PLAN 3 OF 4
C340	UTILITY PLAN 4 OF 4
C360	GRADING AND UTILITY DETAILS
V-001 – V-004	BOUNDARY SURVEY
V-001 – V-011	TOPOGRAPHIC SURVEY

eda consultants inc.
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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: 22-011

Project phase: PRELIMINARY PLAT

Project title: PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C100

\\SERVER3\wrgprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Preliminary Plat\P2201111.dwg, C100 - COVER, 1/23/2023 9:17:10 AM, AutoCAD PDF (General Documentation).pc3, SLP

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

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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: 22-011

Project phase: PRELIMINARY PLAT

Project title: PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: PRELIMINARY MASTER PLAN

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C120

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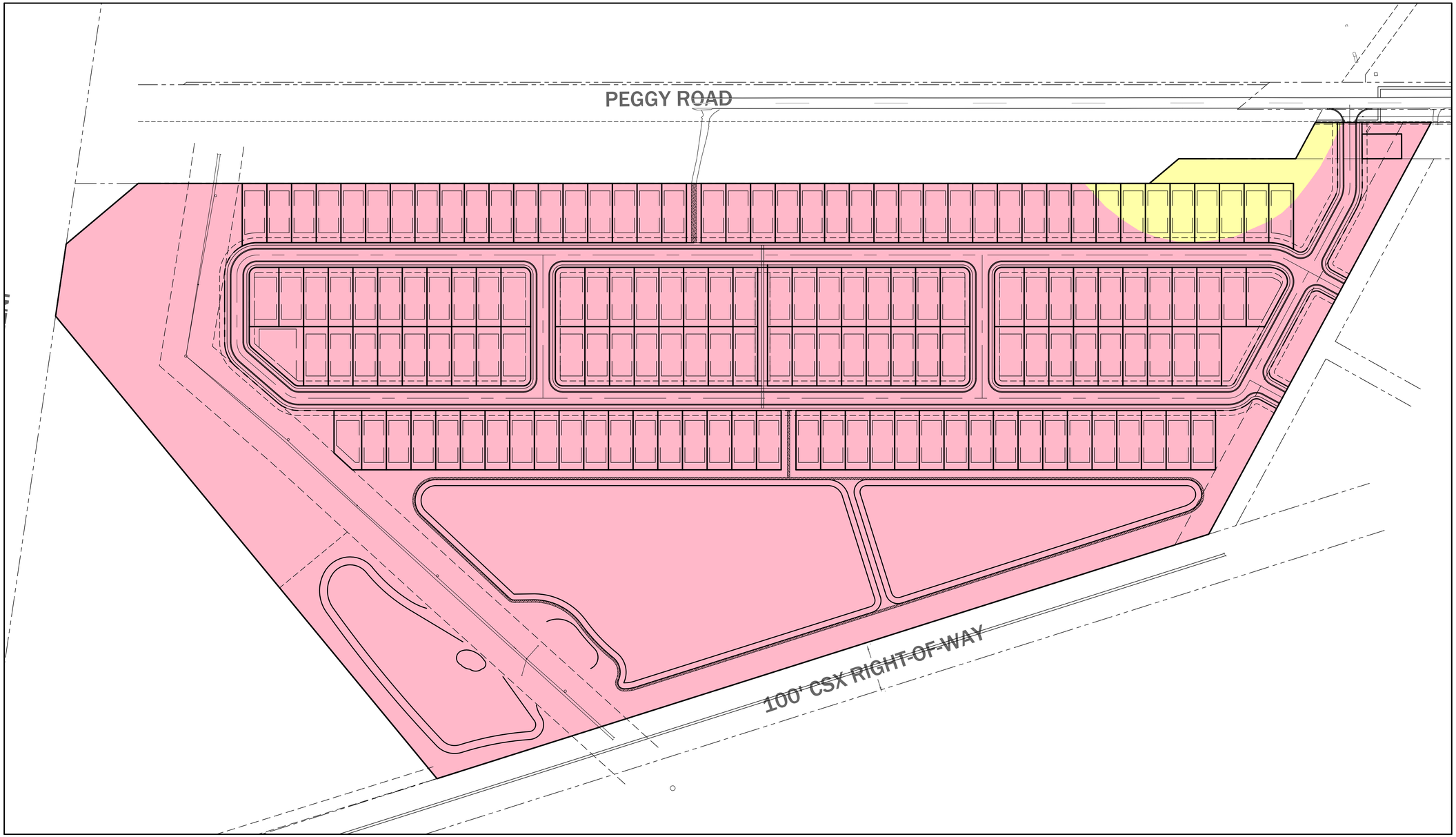

LEGEND

ARREDONDO FINE SAND;
5% TO 8% SLOPES

FORT MEADE FINE SAND;
0% TO 5% SLOPES

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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: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA,
FLORIDA

Sheet title: SOIL MAP

Designed:	CSV
Drawn:	SLP
Checked:	CBS
Date:	01/11/23

Sheet No.: C180

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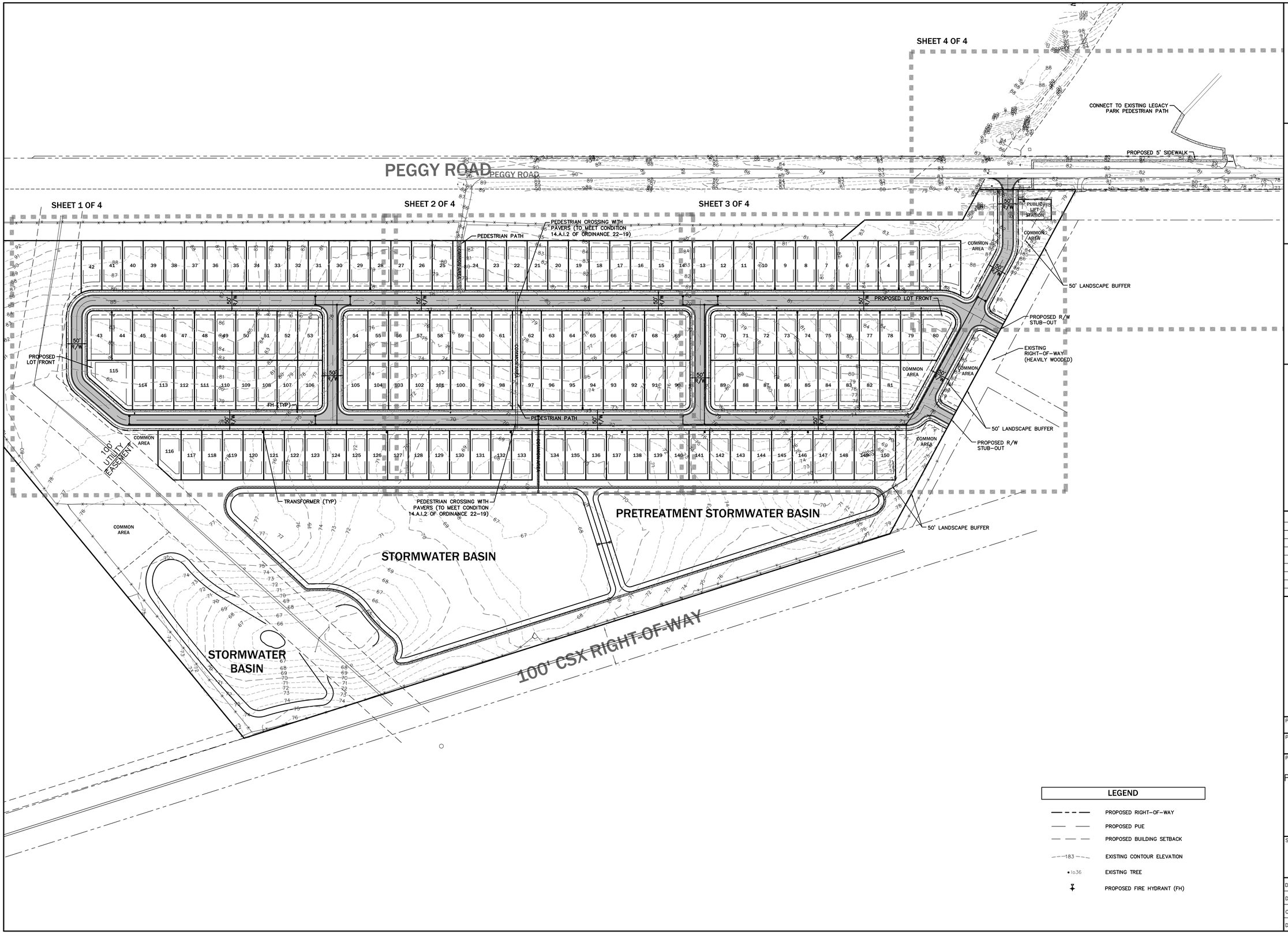

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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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: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL SITE PLAN

Designed:	CSV
Drawn:	SLP
Checked:	CBS
Date:	01/11/23

Sheet No.: C200

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4' WIRE FENCE

TRANSMISSION PP

100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT BOOK 191, PAGE 49

50' R/W

10' PUE

15.00'

20'

5' LOT SETBACK (TYP)

10'

THIS IS THE FRONT SETBACK FOR THIS LOT

115
9,335 S.F.
0.21 Ac.

42 6,067 S.F. 0.14 Ac.
41 6,000 S.F. 0.14 Ac.
40 6,000 S.F. 0.14 Ac.
39 6,000 S.F. 0.14 Ac.
38 6,000 S.F. 0.14 Ac.
37 6,000 S.F. 0.14 Ac.
36 6,000 S.F. 0.14 Ac.
35 6,000 S.F. 0.14 Ac.
34 6,000 S.F. 0.14 Ac.
33 6,000 S.F. 0.14 Ac.
32 6,000 S.F. 0.14 Ac.
31 6,000 S.F. 0.14 Ac.
30 6,000 S.F. 0.14 Ac.
29 6,000 S.F. 0.14 Ac.
28 6,000 S.F. 0.14 Ac.
43 7,152 S.F. 0.16 Ac.
44 6,000 S.F. 0.14 Ac.
45 6,000 S.F. 0.14 Ac.
46 6,000 S.F. 0.14 Ac.
47 6,000 S.F. 0.14 Ac.
48 6,000 S.F. 0.14 Ac.
49 6,000 S.F. 0.14 Ac.
50 6,000 S.F. 0.14 Ac.
51 6,000 S.F. 0.14 Ac.
52 6,000 S.F. 0.14 Ac.
53 7,152 S.F. 0.16 Ac.
54 7,152 S.F. 0.16 Ac.
55 6,000 S.F. 0.14 Ac.
114 6,000 S.F. 0.14 Ac.
113 6,000 S.F. 0.14 Ac.
112 6,000 S.F. 0.14 Ac.
111 6,000 S.F. 0.14 Ac.
110 6,000 S.F. 0.14 Ac.
109 6,000 S.F. 0.14 Ac.
108 6,000 S.F. 0.14 Ac.
107 6,000 S.F. 0.14 Ac.
106 7,152 S.F. 0.16 Ac.
105 7,152 S.F. 0.16 Ac.
104 6,000 S.F. 0.14 Ac.
116 6,000 S.F. 0.14 Ac.
117 6,000 S.F. 0.14 Ac.
118 6,000 S.F. 0.14 Ac.
119 6,000 S.F. 0.14 Ac.
120 6,000 S.F. 0.14 Ac.
121 6,000 S.F. 0.14 Ac.
122 6,000 S.F. 0.14 Ac.
123 6,000 S.F. 0.14 Ac.
124 6,000 S.F. 0.14 Ac.
125 6,000 S.F. 0.14 Ac.
126 6,000 S.F. 0.14 Ac.

COMMON AREA

PROPOSED STORM INLET (TYP)
PROPOSED STORMPIPE (TYP)
PROPOSED STORM MANHOLE (TYP)

4 OF 4
3 OF 4
2 OF 4
1 OF 4
NORTH
KEY MAP

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- lo.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 1 OF 4

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C210

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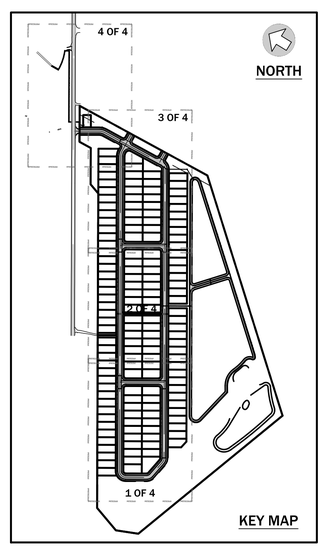
LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- to36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)



NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer — 51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 2 OF 4

Designed: CSV	Sheet No.: C220
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Checked: CBS	
Date: 01/11/23	

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 3 OF 4

Designed: CSV	Sheet No.: C230
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Checked: CBS	
Date: 01/11/23	

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\\SERVER3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Preliminary Plat\P220111.dwg, C240 - LAYOUT 4 of 4, 1/11/2023 11:37:51 AM, AutoCAD PDF (General Documentation).pc3, SLP

CONNECT TO EXISTING LEGACY PARK PEDESTRIAN PATH

PROPOSED 5' SIDEWALK

BENCHMARK
FOUND NAIL AND DISK "PRM 3784"
TOP OF NAIL & DISK ELEVATION=83.09'

(PRM 3784)

PROPOSED 5' SIDEWALK

RAILROAD R/W

RAILROAD R/W LINE

ALACHUA COUNTY R/W

MAINTAINED R/W LINE

4' WIRE FENCE

GATE

LIMEROCK

ASPHALT PAVEMENT

WHITE STRIPE

YELLOW STRIPE

SIGN

MBOX

CTVPED

TELPED

PPCH(2)

FDOMRK W/PK TRACER

CONC PEDESTAL

3' WOOD FENCE

WOOD POST

KEYPAD

PP

LT PL

OHPL

UGTV

UFOC

UGFV

TRAN

WOOD POST

30' PUE

10' PUE

50' R/W

PUBLIC LIFT STATION

N 58°38'30" E 234.84'
(N 59°29'24" E 234.80')

30' CSX TRANSPORTATION, INC. FIBER OPTIC EASEMENT O.R. 1895, PAGE 2500

AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 25 FEET FOR ROAD PURPOSES ALACHUA COUNTY RESOLUTION DATED: 1/29/63

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 2054 "AS CLAIMED BY ALACHUA COUNTY PUBLIC WORKS" ACCORDING TO A SURVEY BY STACY HALL (PLS 3784) DATED 10/23/92.

30' CSX TRANSPORTATION, INC. FIBER OPTIC EASEMENT O.R. 1895, PAGE 2500

(N 02°08'31" W 83.27')
N 02°54'44" W 83.43'
(5/8", LB 2903)

(N 02°08'31" W 83.27')
N 02°54'44" W 83.43'

S 02°35'31" E 83.59'
(S 02°08'31" E 78.43')

1/2", NO ID)

(S 59°27'44" W 237.13')
S 58°40'47" W 234.79'

7" E 236.94'

R/W LINE

COMMON AREA

COMMON AREA

N 58°40'47" E 50.00'

N 58°40'47" E 50.00'

2
6,000 S.F.
0.14 Ac.

1
6,216 S.F.
0.14 Ac.

120.00'
N 31°19'13" W

120.00'
N 31°19'13" W

133.46'
N 31°19'13" W

49.85'

97.48'

S 58°40'47" W

S 87°33'03" W

2.98'

S 58°40'47" W
45.56'

S 87°04'08" W
48.74'

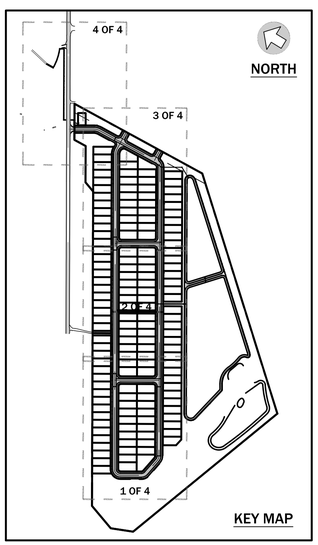
1.30'

20.00'

THIS IS THE FRONT SETBACK FOR THIS LOT

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- lo36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)



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EB 2389
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TEL. (352) 373-3541
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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 4 OF 4

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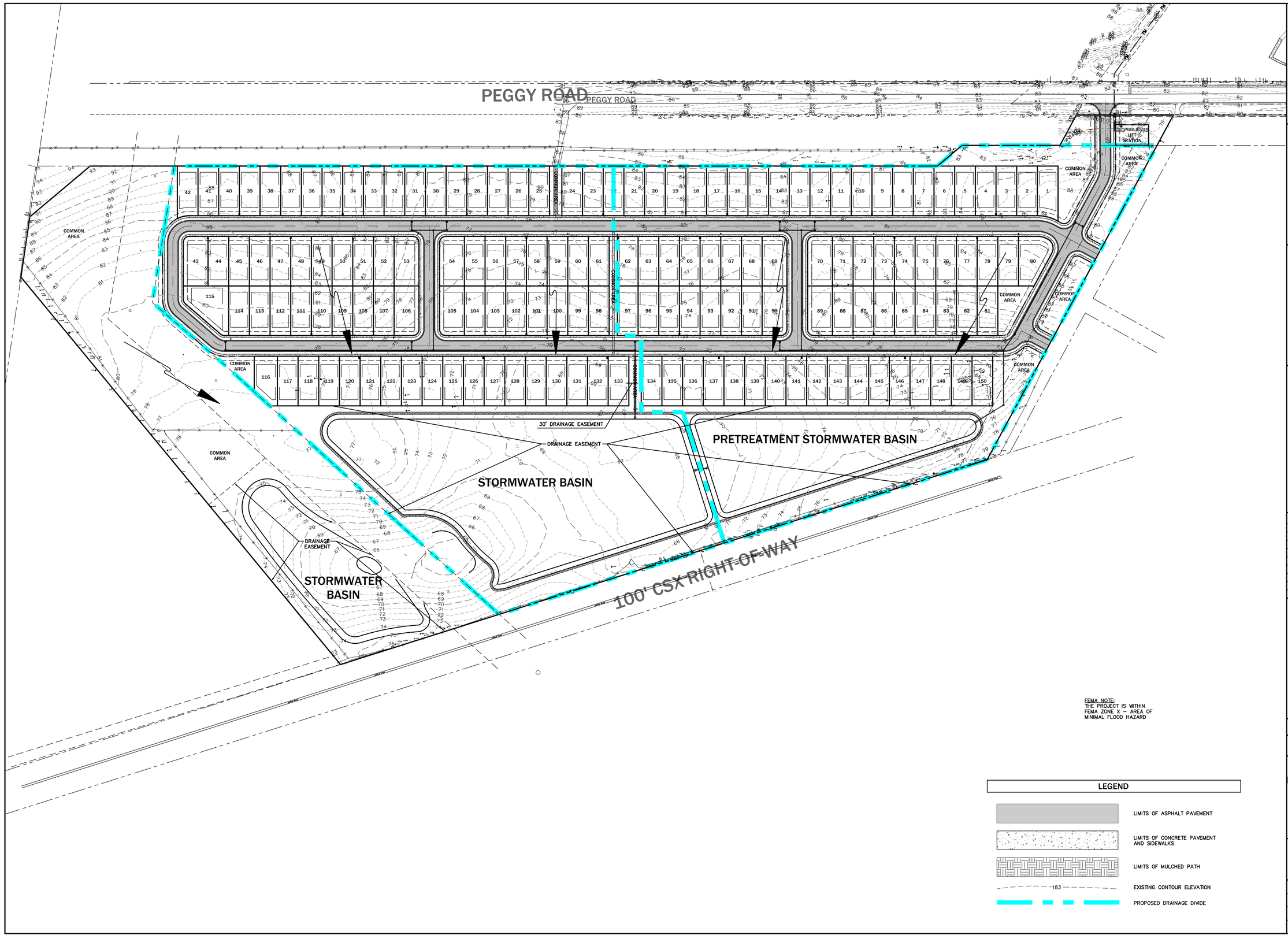
Date:	01/11/23

Sheet No.: C240



FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X – AREA OF MINIMAL FLOOD HAZARD

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED DRAINAGE DIVIDE

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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: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: DRAINAGE PLAN

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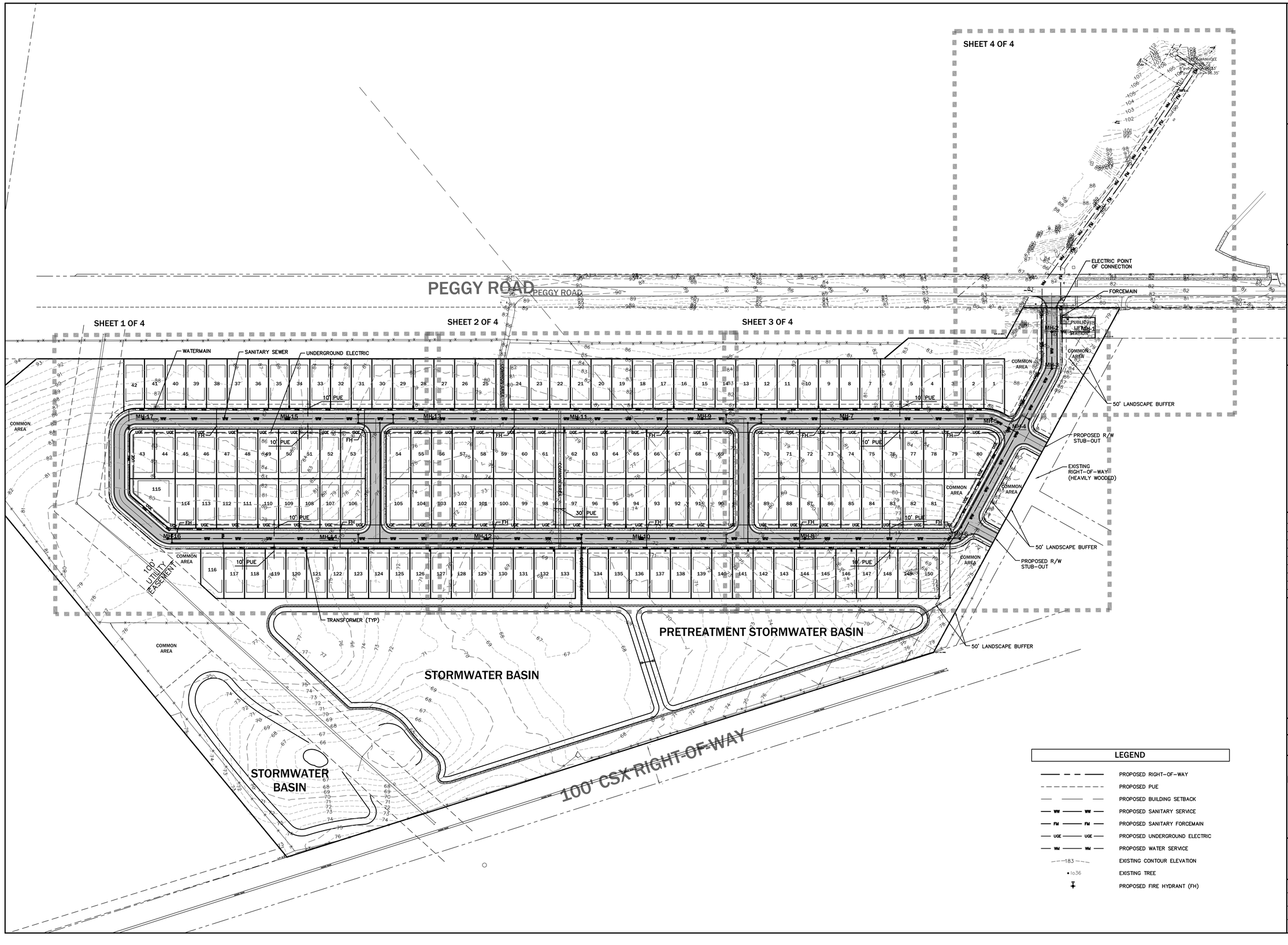

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SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: MASTER UTILITY PLAN

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4" WIRE FENCE

RAILROAD R/W LINE

TRANSMISSION PP

100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT AND RIGHT-OF-WAY BOOK 191, PAGE 49

42 41 40 39 38 37 36 35 34 33 32 31 30 29 28

PROPOSED 8" PVC W.M.

PROPOSED TRANSFORMER

10' PUE

50' R/W

MH-17

PROPOSED 32'± OF 8" DIP W.M.

PROPOSED 8" PVC SANITARY SEWER

MH-15

PROPOSED 8" PVC W.M.

MH-13

PROPOSED 8" PVC SANITARY SEWER

PROPOSED FIRE HYDRANT

PROPOSED TRANSFORMER

PROPOSED UNDERGROUND ELECTRIC

TAX PARCEL 03865-000-000

LOT 17 J. C. SHEFFIELD SUBDIVISION PLAT BOOK "A", PAGE 60

43 44 45 46 47 48 49 50 51 52 53 54 55

115 114 113 112 111 110 109 108 107 106 105 104

116 117 118 119 120 121 122 123 124 125 126

MH-16

PROPOSED 28'± OF 8" DIP W.M.

MH-14

PROPOSED 8" PVC SANITARY SEWER

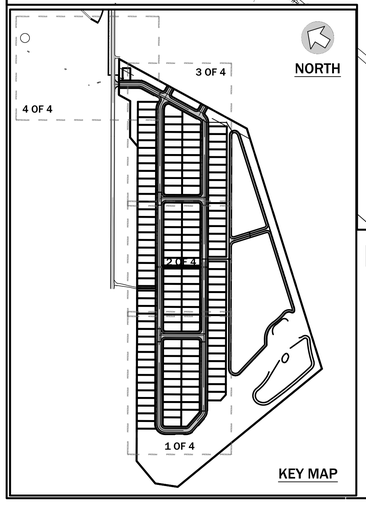
COMMON AREA

cb19 lo35 lo49 cb20 sy39 sy31 sy38 sy32 sy33 sy41

TRANSMISSION PP

100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT AND RIGHT-OF-WAY BOOK 191, PAGE 49

9 PP



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- lo.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 1 OF 4

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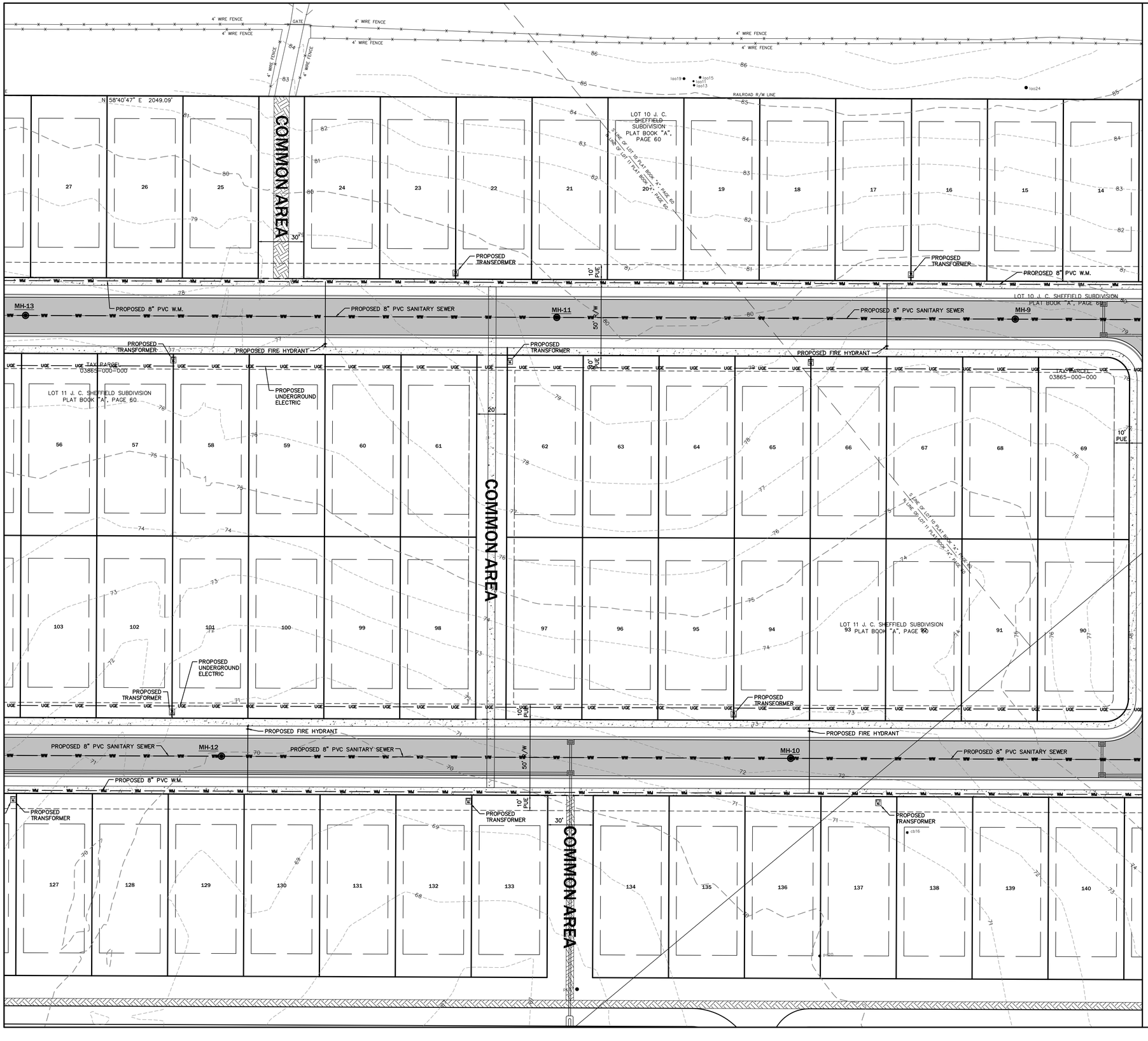
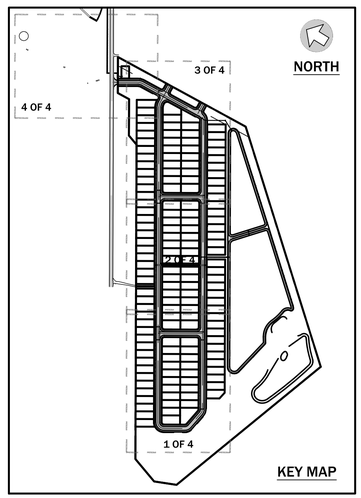


LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)



NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 2 OF 4

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Sheet No.: C320

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N 58°40'47" E 236.94'
RAILROAD R/W LINE

N 02°54'44" W 83.43'
(5/8", LB 2903)

S 27°27'44" W 237.13'
S 58°40'47" W 234.79'
(1/2", NO ID)

N 16°35'36" E 77.65'
RAILROAD R/W LINE

RAILROAD R/W LINE

4" WIRE FENCE

PROPOSED 8" PVC W.M.

PROPOSED 8" PVC SANITARY SEWER

COMMON AREA

MH-3

10' PUE

50' R/W

VACATED PORTION OF "ALACHUA REALTY CO. SUBDIVISION" PLAT BOOK "A", PAGE 106 AS PER RESOLUTION 22 18 RECORDED IN OFFICIAL RECORDS BOOK 4996, PAGE 599

LOT 1, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 2, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

PROPOSED TRANSFORMER

PROPOSED 8" PVC SANITARY SEWER

MH-7

MH-5

MH-4

PROPOSED FIRE HYDRANT

PROPOSED UNDERGROUND ELECTRIC

PROPOSED 46'± OF 8" DIP W.M.

VACATED PORTION OF PLAT
40' R/W

"ALACHUA PLAT

(40' RIGHT-OF-WAY; NOT PHYSICALLY OPEN)

LOT 3, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

TAX PARCEL
03924-000-000

LOT 2, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

PROPOSED 8" PVC SANITARY SEWER

COMMON AREA

LOT 1, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

S 02°53'51" E 854.53'

"ALACHUA REALTY CO. SUBDIVISION OF A PART OF LOT 1 OF SEC" 22, TP 8 S, R 18 E" PLAT BOOK "A", PAGE 106

LOT 3, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

PROPOSED 32'± OF 8" DIP W.M.

MH-8

PROPOSED FIRE HYDRANT

PROPOSED 8" PVC W.M.

PROPOSED 8" PVC SANITARY SEWER

PROPOSED UNDERGROUND ELECTRIC

LOT 4, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

TAX PARCEL
03923-001-000

4 OF 4

3 OF 4

2 OF 4

1 OF 4

NORTH

KEY MAP

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 3 OF 4

Designed: CSV	Sheet No.: C330
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CONNECT TO EXISTING WATERMAIN

CONNECT FORCEMAIN TO EXISTING MANHOLE

SANITARY MANHOLE
top elev=108.72'
8"pvc N inv=96.33'
8"pvc SW inv=96.35'

PROPOSED 4" PVC F.M.

PROPOSED 8" PVC W.M.

PROPOSED TRANSFORMER

PROPOSED 4" PVC F.M.

M.E.S.
24"rcp
inv=88.16'

M.E.S.
18"rcp inv=83.41'

STORM INLET
top elev=91.61'
weir elev=90.63'
6"orifice elev=89.63'
top skimmer=91.63'
18"rcp SE inv=87.64'

TAX PARCEL NO.
03917-200-001
O.R. BOOK 1895, PAGE 2500

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 2054 "AS CLAIMED BY ALACHUA COUNTY PUBLIC WORKS" ACCORDING TO A SURVEY BY STACY HALL (P.S.M. 37841) DATED

AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 25 FEET FOR ROAD PURPOSES, DATED MARCH 30, 1953

NOTE: THE AGREEMENT WITH THE SEABOARD AIR LINE RAILROAD COMPANY AND ALACHUA COUNTY (CONTRACT NO. SAL060366) WAS CANCELED MARCH 30, 2006, FOR THE REASON THAT THE TRACK WAS SOLD

LOT 2, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

PUBLIC LIFT STATION TO BE DEEDED TO THE CITY OF ALACHUA.

PUBLIC LIFT STATION

PEGGY ROAD NW 26
COUNTY ROAD 2054
O.R. 240, PAGE 363

TAX PARCEL
03917-200-000
C.S.X. TRANSPORTATION, INC
(FORMERLY SEABOARD AIR LINE RAILROAD)

TAX PARCEL
03917-200-002

COMMON AREA

VACATED PORTION OF SOUTH AVENUE REALTY CO'S SUBDIVISION AS PER PLAT BOOK "A", PAGE 105 AS RECORDED IN PLAT BOOK 13 RECORDED IN O.R. BOOK 1895, PAGE 2500

LOT 1, BLOCK 2 PLAT VACATED PORTION OF SOUTH AVENUE REALTY CO'S SUBDIVISION AS PER PLAT BOOK "A", PAGE 105 AS RECORDED IN PLAT BOOK 13 RECORDED IN O.R. BOOK 1895, PAGE 2500
03917-200-000

PROPOSED 8" PVC SANITARY SEWER

PROPOSED 8" PVC W.M.

PROPOSED 8" PVC W.M.

PROPOSED 8" PVC SANITARY SEWER

PROPOSED 8" PVC SANITARY SEWER

50' R/W

10' PUE

MH-1

MH-2

MH-3

1

2

3 OF 4

4 OF 4

2 OF 4

1 OF 4

NORTH

KEY MAP

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title:
UTILITY PLAN 4 OF 4

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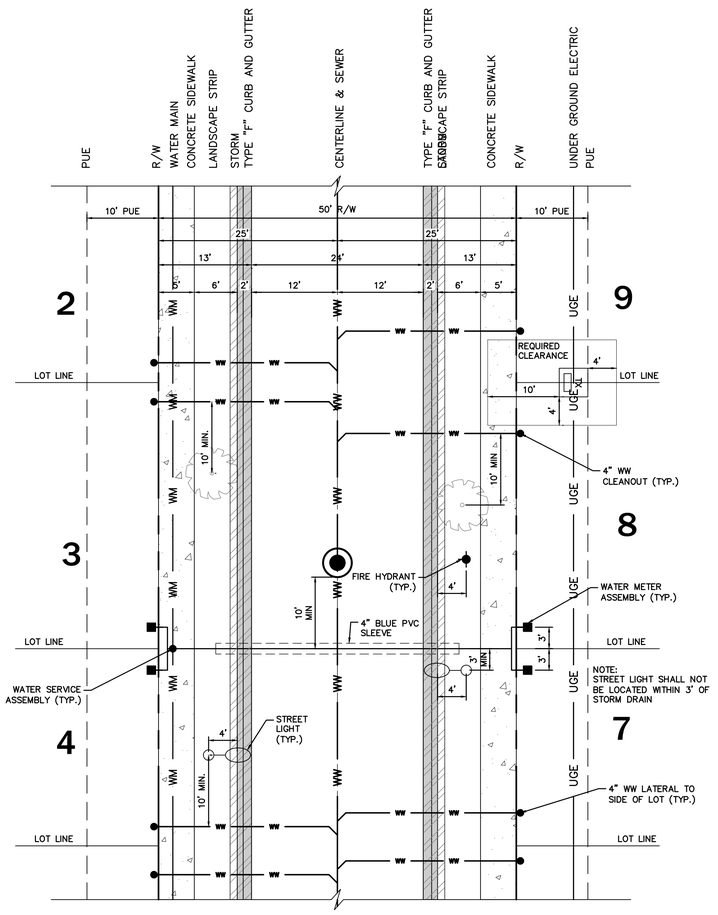
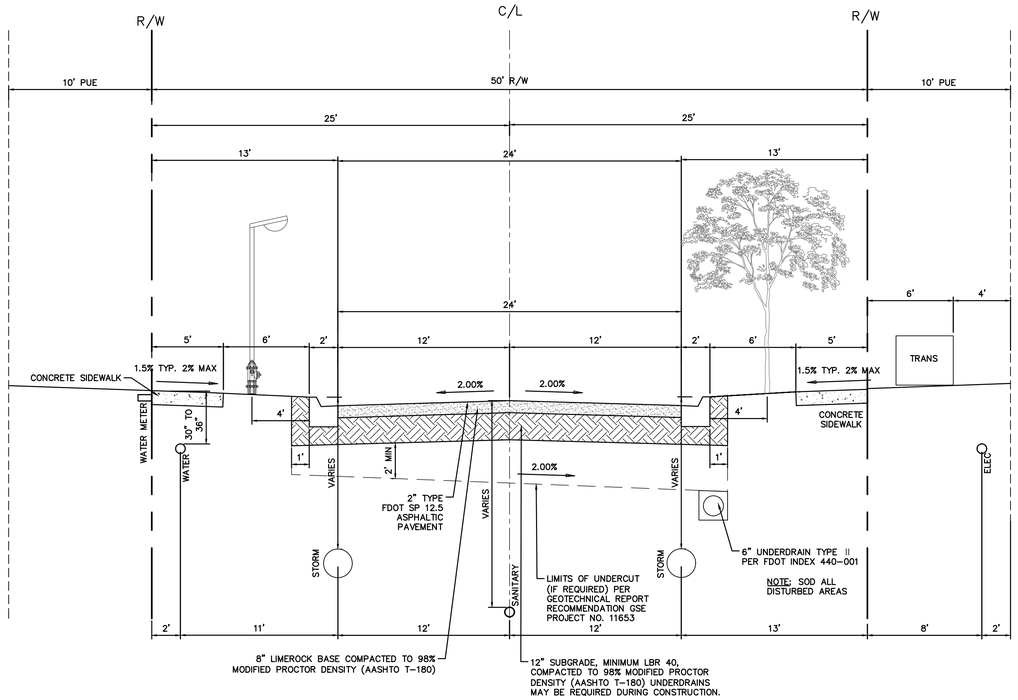
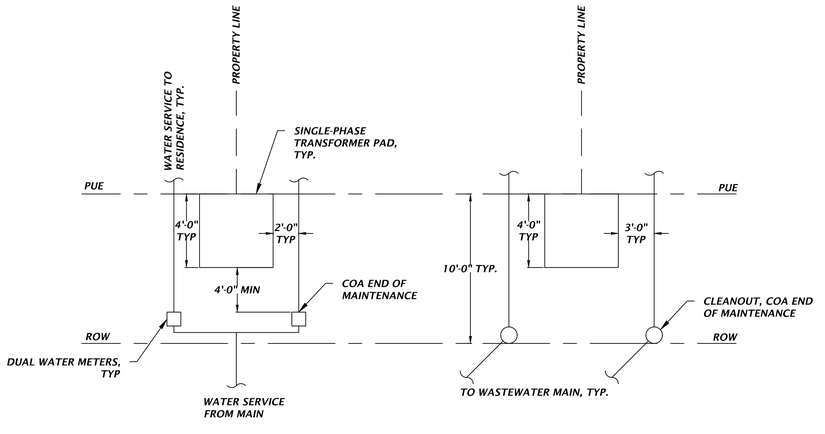




50' PUBLIC RIGHT-OF-WAY
TYPICAL CROSS SECTION
DESIGN SPEED: 20 MPH

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 APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CLAY ELECTRIC.
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.



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS
NTS

327

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title:
GRADING AND UTILITY DETAILS

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Traffic Study

PEGGY ROAD RESIDENTIAL

Alachua, FL

Prepared for:

eda Consultants, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.

142796007
October 2022
© Kimley-Horn and Associates, Inc.
800 SW 2nd Avenue, Suite 100
Gainesville, FL 32601

Kimley»Horn

Traffic Study

REGGY ROAD RESIDENTIAL

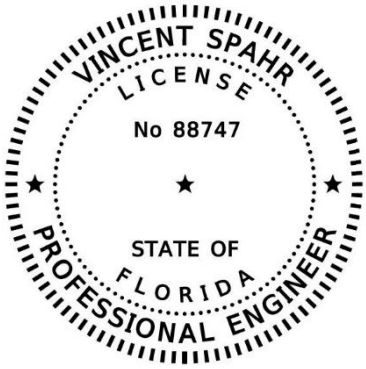
Alachua, FL

Prepared for:

eda Consultants, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



This document has been digitally signed and sealed by Vincent Spahr, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vincent Spahr, P.E.
Florida Registration Number 88747
Kimley-Horn and Associates, Inc.
800 SW 2nd Avenue, Suite 100
Gainesville, Florida 32601
Registry 35106

142796007
October 2022
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800 SW 2nd Avenue, Suite 100
Gainesville, FL 32601

EXECUTIVE SUMMARY

Kimley Horn and Associates, Inc. has been retained by eda Consultants, Inc. to prepare a traffic study for a proposed residential development in Alachua, Florida. The site is located on the south side of Peggy Road (CR 2054), bounded by I-75 to the west. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054).

The proposed development is anticipated to include up to 150 single family homes. Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips (28 entering, 80 exiting), and 145 PM peak hour trips (91 entering, 54 exiting) upon buildout in year 2025.

The study evaluated intersection operations at three (3) intersections in the vicinity of the project site under existing (2022), future background (2025), and future buildout (2025) conditions during the AM and PM peak hours:

- NW 140th Street & Peggy Road (CR 2054)
- NW 140th Street & NW 143rd Place
- CR 235A & Peggy Road (CR 2054)

The westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with Level of Service (LOS) F and a volume-to-capacity (v/c) ratio of 0.52 under future buildout (2025) conditions. This condition is common at stop-controlled approaches under peak traffic conditions.

The intersection operational analyses indicated that under existing (2022), future background (2025), and future buildout (2025) traffic conditions, all other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours.

A site access analysis was performed at the proposed driveway connection and found that ingress turn lanes are not warranted at the proposed driveway on Peggy Road (CR 2054) considering both future buildout (2025) conditions and horizon year 2045 conditions.

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Appendix

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APPENDIX B: Methodology Correspondence

APPENDIX C: Traffic Data

APPENDIX D: Synchro Outputs

- Existing Traffic Conditions
- Background Traffic Conditions
- Buildout Traffic Conditions

APPENDIX E: Intersection Volume Development Worksheets

APPENDIX F: NCHRP Report 457 Worksheets

INTRODUCTION

Kimley Horn and Associates, Inc. has been retained by eda Consultants, Inc. to prepare a traffic study for a proposed residential development in Alachua, Florida.

The site is located on the south side of Peggy Road (CR 2054), bounded by I-75 to the west. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054). The project location is depicted in **Figure 1**.

The proposed development is anticipated to include up to 150 single family homes. A conceptual site plan is provided in **Appendix A**. Development of the site is proposed to be complete by year 2025.

This traffic study is provided in support of the development review process with the City of Alachua and Alachua County. This traffic study follows the methodology reviewed and approved by the City of Alachua and Alachua County Public Works Department. The approved methodology is provided in **Appendix B**.

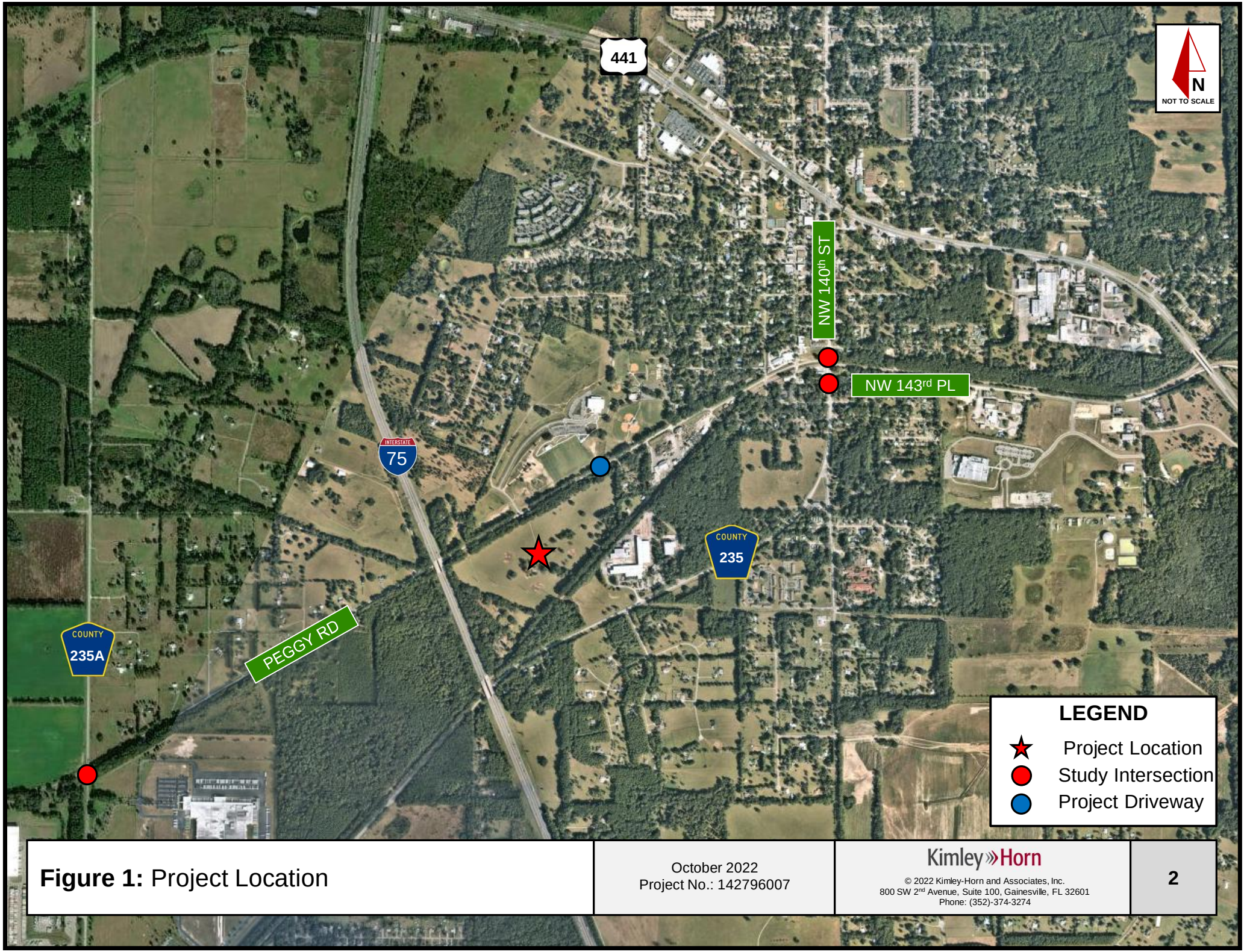

Figure 1: Project Location

October 2022
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Phone: (352)-374-3274

PROJECT TRAFFIC

Trip Generation

The trip generation potential for the proposed development has been calculated utilizing the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use Code 210 (Single-Family Detached Housing) was used for the proposed development.

Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips (28 entering, 80 exiting), and 145 PM peak hour trips (91 entering, 54 exiting). **Table 1** summarizes the trip generation potential of the site.

Table 1: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

Trip Distribution

The proposed project trip distribution has been developed based on a select-zone analysis conducted in the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure and published by the Gainesville Metropolitan Transportation Planning Organization. The GUATS model output is included in the approved methodology, provided in **Appendix B**. **Figure 2** illustrates the assumed distribution of new project trips entering and exiting the site.

The assignment of project traffic to the project driveway and study intersections was calculated based on the trip generation potential of the site and the proposed distribution percentages. **Figure 3** depicts the project trips at the study area intersections during the AM and PM peak hours.

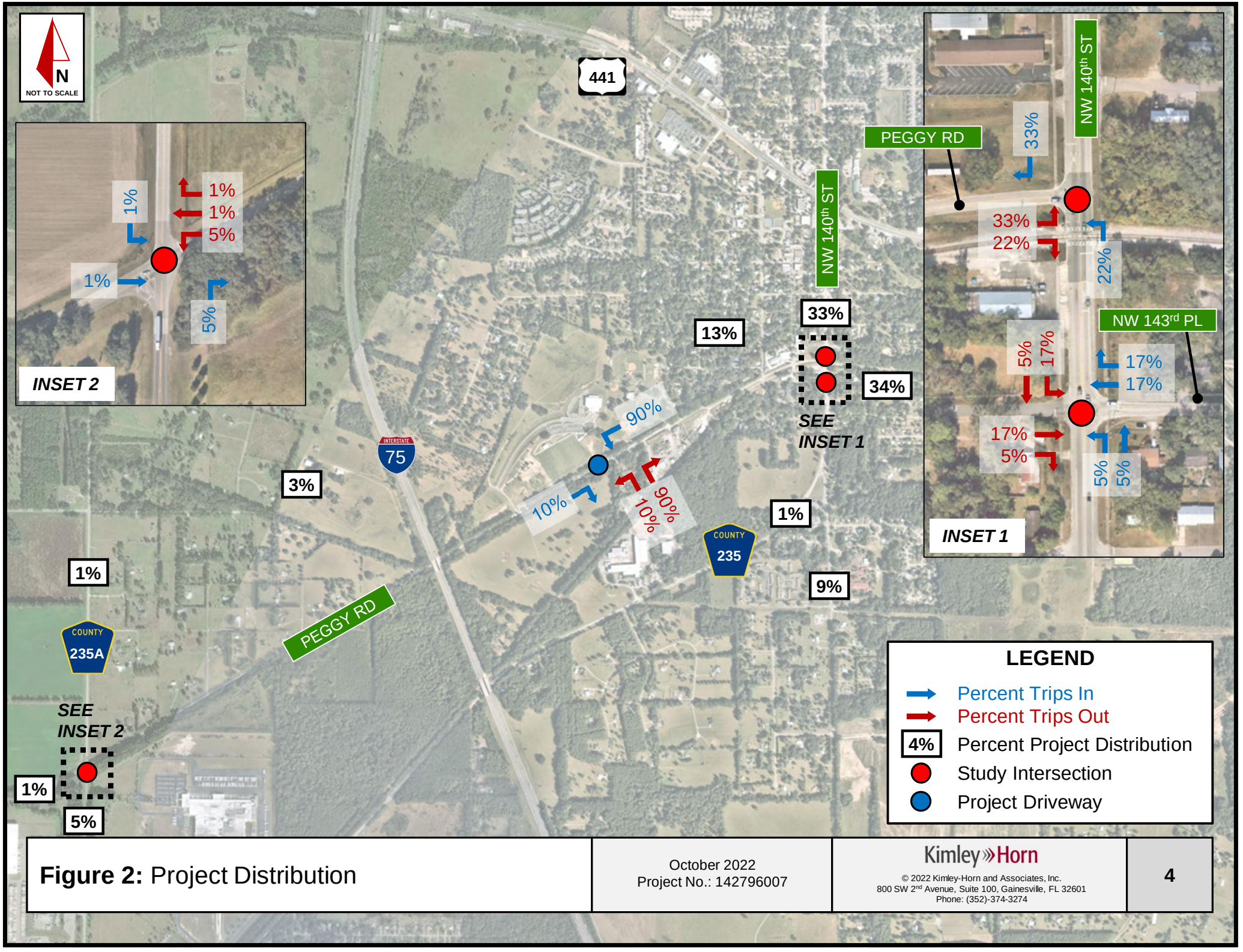

Figure 2: Project Distribution

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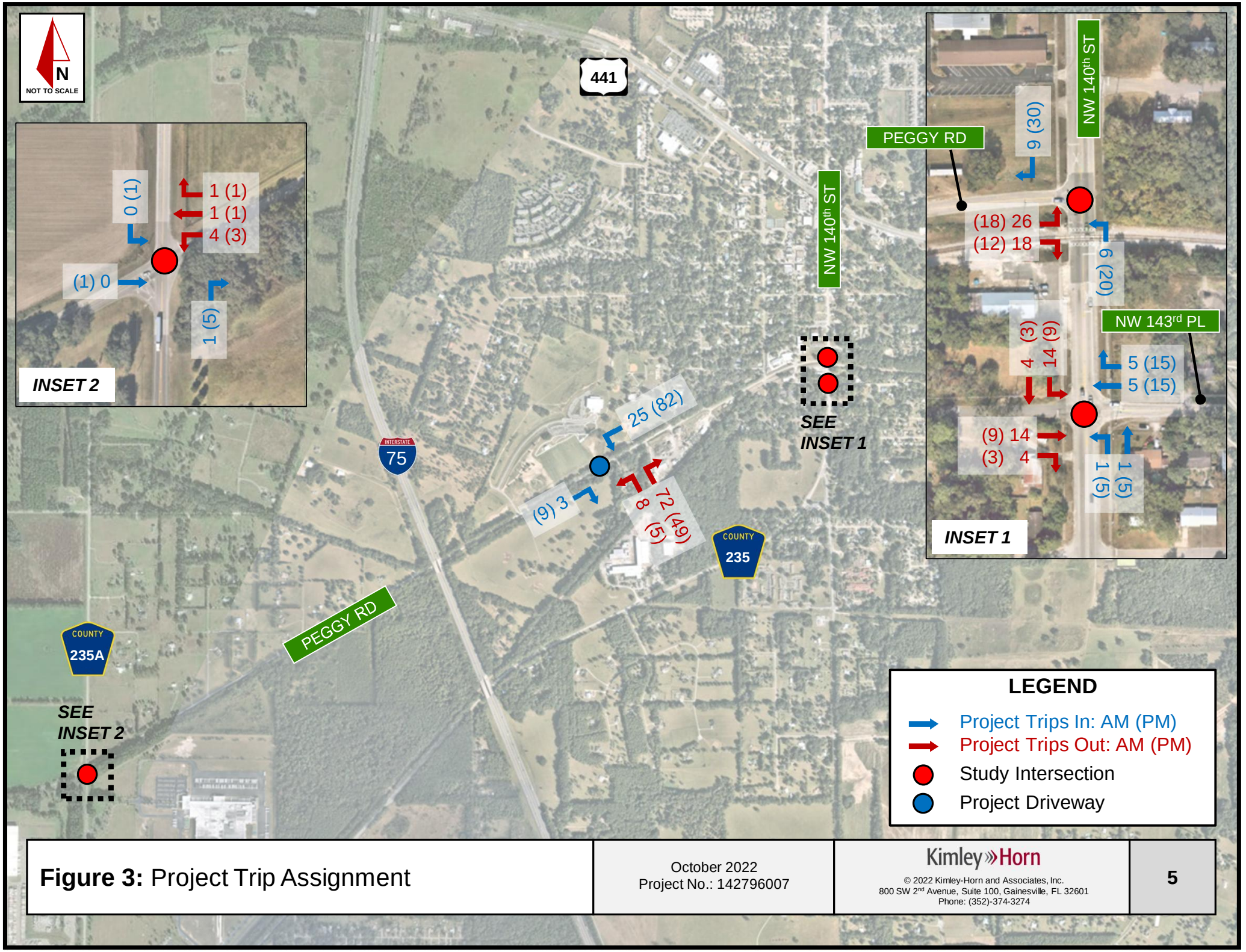

Figure 3: Project Trip Assignment

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STUDY AREA

Three (3) intersections are included in the study area for this traffic study, per the approved methodology and City of Alachua comments. AM and PM peak hour intersection operations are evaluated under existing conditions, future background (non-project) conditions, and future buildout conditions at the following intersections:

- NW 140th Street & Peggy Road (CR 2054)
- NW 140th Street & NW 143rd Place
- CR 235A & Peggy Road (CR 2054)

The proposed project access driveway along Peggy Road (CR 2054) is also evaluated under buildout traffic conditions during the AM and PM peak hours.

Data Collection

Turning movement counts were collected at the study area intersections during AM peak period (7:00 AM – 9:00 AM) and PM peak period (4:00 PM – 6:00 PM) traffic conditions on Tuesday, September 20, 2022 and Tuesday, September 27, 2022.

Peak season factors were obtained from the FDOT Florida Traffic Online database and utilized to adjust the observed traffic volumes to peak season volumes. The peak season conversion factor (PSCF) corresponding to the weeks that the data was collected is 1.00. Existing intersection lane configurations, peak hour factors, and heavy vehicle percentages were recorded during the turning movement count collection.

The existing traffic data was used as a basis for the existing conditions analysis and for forecasting future year turning movement volumes. The turning movement counts and peak season conversion factor data are provided in **Appendix C**.

EXISTING CONDITIONS INTERSECTION ANALYSIS

Existing intersection operating conditions were evaluated during the AM peak hour and PM peak hour for comparison to the future year analyses. Existing peak season intersection conditions were analyzed based on the data collection efforts summarized above. Existing lane geometry, peak hour factors, and truck percentages observed in the field were input into the capacity analyses. Existing (2022) peak season turning movement volumes utilized in the analysis are illustrated in **Figure 4**.

The intersection operational analysis was completed using *Synchro 11* software, which implements procedures outlined in the latest *Highway Capacity Manual*, 6th Edition (*HCM 6*). **Table 2** provides a summary of the AM and PM peak hour operations under existing (2022) peak season conditions at the study area intersections.

All approaches and movements at the study intersections operate with LOS E or better and v/c ratios less than 1.00 under existing AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 2: Existing Conditions, Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	15.3	C	-	-	15.0	C	-	-
	EBL/R	15.3	C	0.20	0.7	15.0	C	0.14	0.5
NW 140th Street & NW 143rd Pl	Eastbound	15.8	C	-	-	12.2	B	-	-
	EBL/T/R	15.8	C	0.06	0.2	12.2	B	0.03	0.1
	Westbound	38.6	E	-	-	27.6	D	-	-
	WBL/T/R	38.6	E	0.30	1.2	27.6	D	0.61	3.9
CR 235A & Peggy Road (CR 2054)	Eastbound	12.6	B	-	-	18.1	D	-	-
	EBL/T	12.6	B	0.05	0.2	23.3	C	0.39	1.8
	EBR	12.6	B	0.18	0.6	13.9	C	0.28	1.1
	Westbound	11.6	B	-	-	17.5	C	-	-
	WBL/T/R	11.6	B	0.10	0.3	17.5	C	0.34	1.5

Note: Evaluation metrics reported for stop controlled approaches only.

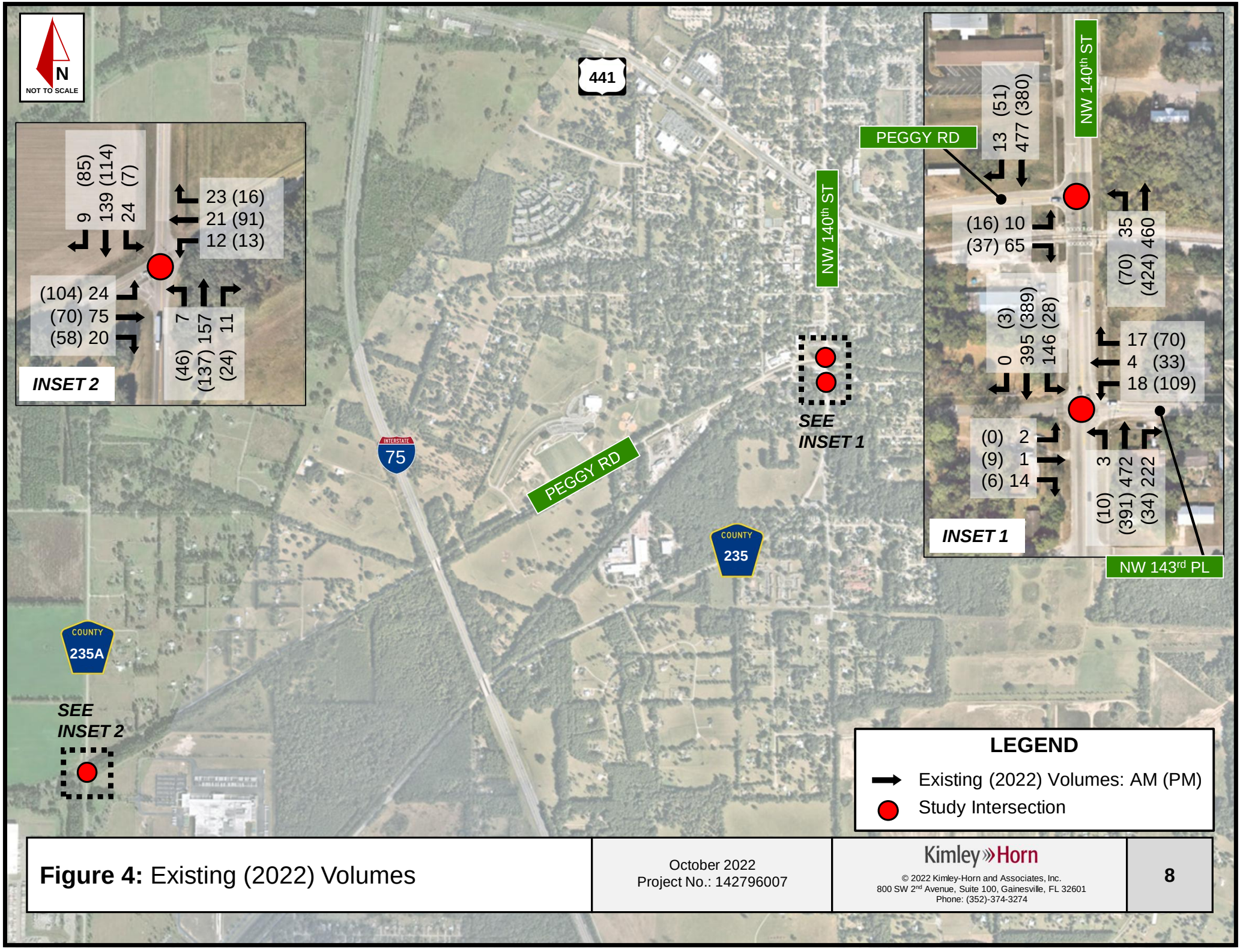

Figure 4: Existing (2022) Volumes

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FUTURE CONDITIONS INTERSECTION ANALYSES

The study area intersections were analyzed to determine AM and PM peak hour operating conditions under future background (2025) and future buildout (2025) traffic conditions using the *Synchro 11* software package.

Determination of Future Traffic Volumes

Future background (2025) traffic volumes were calculated as the sum of existing (2022) peak season traffic and background traffic growth. Historical growth rates were calculated based on historical Annual Average Daily Traffic (AADT) volumes from a nearby FDOT count station on NW 140th Street. An annual growth rate of 1.5% was utilized to forecast future traffic volumes. Growth rate calculations, including the supporting historical traffic data, are included in the approved methodology provided in **Appendix B**. Future background (2025) traffic volumes during the AM peak hour and PM peak hour are illustrated in **Figure 5**.

Project traffic volumes (see **Figure 3**) were added to the future background (2025) traffic volumes to determine the future buildout traffic volumes at each intersection. Future buildout traffic volumes during the AM peak hour and PM peak hour are illustrated in **Figure 6**.

Intersection volume development worksheets detailing the future background (non-project) and future buildout traffic volume development for each intersection are provided in **Appendix E**.

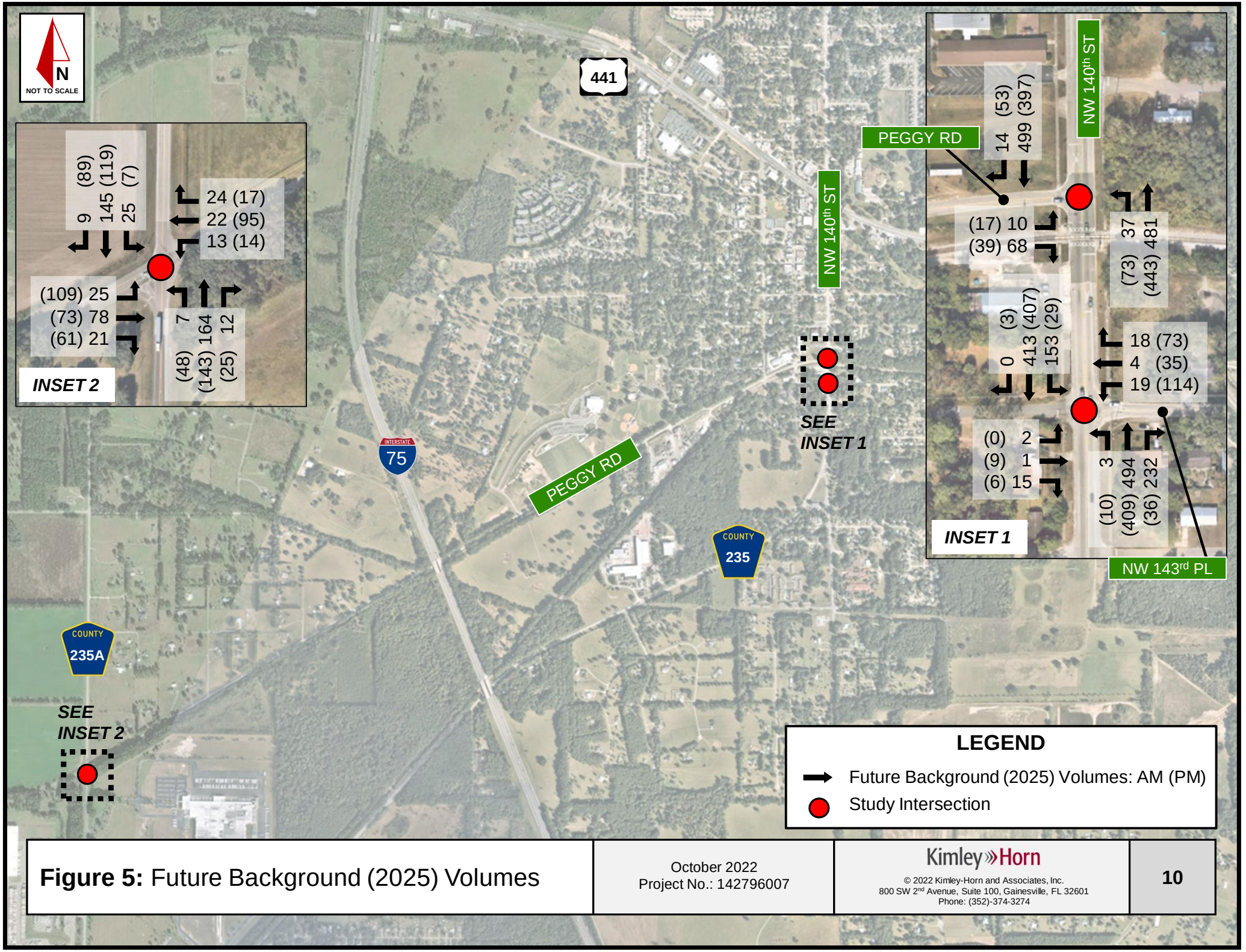

Figure 5: Future Background (2025) Volumes

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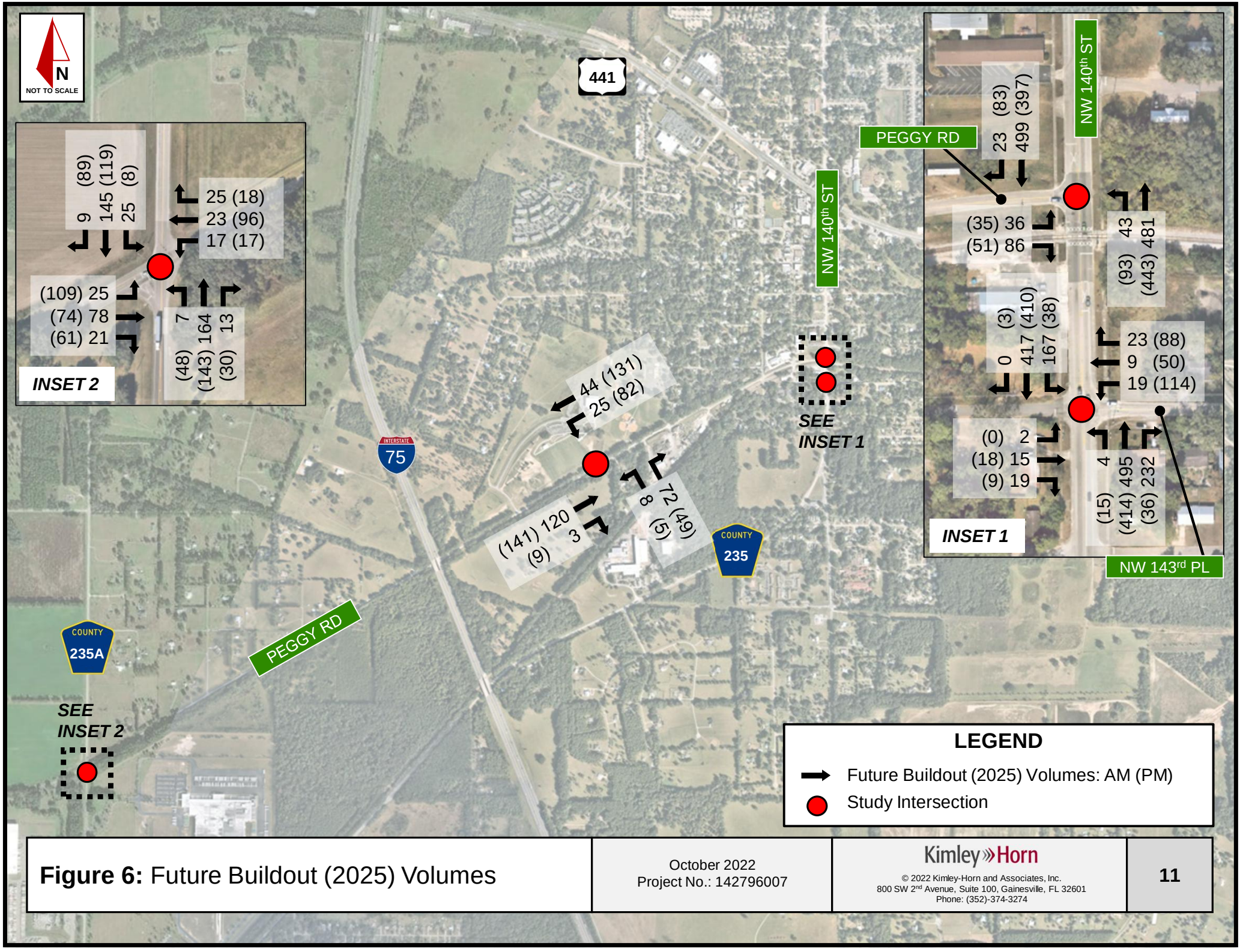

Figure 6: Future Buildout (2025) Volumes

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Future Background Traffic Evaluation

Future background (2025) intersection operating conditions were evaluated during the AM peak hour and PM peak hour. Intersection operating conditions were evaluated using *Synchro 11* based on the future background (2025) turning movement volumes in **Figure 5**.

Table 3 provides a summary of the AM and PM peak hour operations under future background (2025) conditions at the study area intersections.

All approaches and movements at the study intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 under future background (2025) AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 3: Future Background (2025), Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	15.9	C	-	-	15.7	C	-	-
	EBL/R	15.9	C	0.21	0.8	15.7	C	0.15	0.5
NW 140th Street & NW 143rd Pl	Eastbound	16.6	C	-	-	12.4	B	-	-
	EBL/T/R	16.6	C	0.06	0.2	12.4	B	0.03	0.1
	Westbound	46.2	E	-	-	32.2	D	-	-
	WBL/T/R	46.2	E	0.35	1.4	32.2	D	0.67	4.6
CR 235A & Peggy Road (CR 2054)	Eastbound	12.9	B	-	-	19.6	D	-	-
	EBL/T	12.8	B	0.06	0.2	26.0	D	0.44	2.1
	EBR	12.9	B	0.19	0.6	14.4	B	0.30	1.2
	Westbound	11.9	B	-	-	18.5	C	-	-
	WBL/T/R	11.9	B	0.11	0.4	18.5	C	0.37	1.7

Note: Evaluation metrics reported for stop controlled approaches only.

Future Buildout Traffic Evaluation

Future buildout (2025) traffic volumes were calculated as the future background (non-project) traffic volumes plus the anticipated project traffic volumes at the study area intersections. Intersection operating conditions were evaluated using *Synchro 11* based on the future buildout (2025) turning movement volumes in **Figure 6**.

Table 4 provides a summary of the AM and PM peak hour operation under future buildout (2025) conditions at the study area intersections.

The westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with LOS F under future buildout (2025) AM peak hour conditions with a v/c ratio less than 1.00. This condition is common at stop-controlled approaches during peak traffic conditions.

All other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 under future buildout (2025) AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 4: Future Buildout (2025), Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	23.6	C	-	-	20.3	C	-	-
	EBL/R	23.6	C	0.42	2.0	20.3	C	0.28	1.1
NW 140th Street & NW 143rd Pl	Eastbound	28.8	D	-	-	13.4	B	-	-
	EBL/T/R	28.8	D	0.22	0.8	13.4	B	0.07	0.2
	Westbound	67.0	F	-	-	45.6	E	-	-
	WBL/T/R	67.0	F	0.52	2.4	45.6	E	0.80	6.7
CR 235A & Peggy Road (CR 2054)	Eastbound	12.9	B	-	-	20.0	D	-	-
	EBL/T	12.9	B	0.06	0.2	26.6	D	0.45	2.2
	EBR	12.9	B	0.19	0.7	14.6	B	0.31	1.3
	Westbound	12.1	B	-	-	18.8	C	-	-
	WBL/T/R	12.1	B	0.12	0.4	18.8	C	0.38	1.7

Note: Evaluation metrics reported for stop controlled approaches only.

SITE ACCESS EVALUATION

Access to the development is proposed via one (1) full-access connection to Peggy Road (CR 2054). The assignment of new project traffic to the project driveway is illustrated in **Figure 3**. The anticipated future buildout (2025) AM and PM peak hour volumes at the project driveway are illustrated in **Figure 6**.

The need for ingress right-turn lanes and left-turn lanes were evaluated in accordance with the Alachua County Land Development Code utilizing thresholds defined in the National Highway Cooperative Research Program (NCHRP) Report 457. Based on the anticipated future buildout (2025) turning volumes into the proposed development and observed 85th-percentile vehicular speeds, no ingress turn lanes are recommended on Peggy Road (CR 2054). **Table 5** summarizes the NCHRP 457 turn lane analysis conduced under future buildout (2025) conditions. NCHRP Report 457 worksheets for the AM and PM peak hour buildout conditions are provided in **Appendix F**.

Table 5: Future Buildout (2025) Turn-Lane Analysis Summary

Driveway	Turn Lane	AM Peak Hour		PM Peak Hour	
		Warrant Met?	95th percentile queue	Warrant Met?	95th percentile queue
Peggy Road (CR 2054) & Project Driveway	Westbound Left-Turn	No	< 1 veh	No	< 1 veh
	Eastbound Right-Turn	No	N/A	No	N/A

An additional analysis for ingress turn lanes based on anticipated Year 2045 turning volumes was evaluated utilizing the thresholds defined in NCHRP Report 457. Year 2045 turning volumes were calculated by applying an annual growth rate of 1.5% to future background (2025) turning volumes over a 20-year period. As shown in **Table 6**, no ingress turn lanes are recommended on Peggy Road (CR 2054). NCHRP Report 457 worksheets for the AM and PM peak hour Year 2045 conditions are provided in **Appendix F**.

Table 6: Year 2045 Turn-Lane Analysis Summary

Driveway	Turn Lane	AM Peak Hour		PM Peak Hour	
		Warrant Met?	95th percentile queue	Warrant Met?	95th percentile queue
Peggy Road (CR 2054) & Project Driveway	Westbound Left-Turn	No	< 1 veh	No	< 1 veh
	Eastbound Right-Turn	No	N/A	No	N/A

LOS and delay on the stop-controlled egress approach from the project site were also evaluated in *Synchro 11* for the future buildout (2025) conditions. **Table 7** summarizes the results of the analysis. All egress movements from the project site are expected to operate with LOS A.

Table 7: Driveway Operational Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
Peggy Road (CR 2054) & Full-Access Driveway	Northbound Left/ Right	9.8	A	0.12	0.4	9.7	A	0.07	0.2

Note: Evaluation metrics reported for stop controlled approaches only.

SUMMARY

This traffic study has been prepared to support the development review for the Peggy Road Residential development proposed on the south side of Peggy Road (CR 2054), bounded to the west by I-75. The analysis evaluated intersection capacity within the study area under existing, future background (non-project), and future buildout traffic conditions with an anticipated 2025 buildout year.

The proposed development is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips, and 145 PM peak hour trips. Trip generation estimates were distributed to the surrounding roadway network in accordance with the GUATS travel demand model.

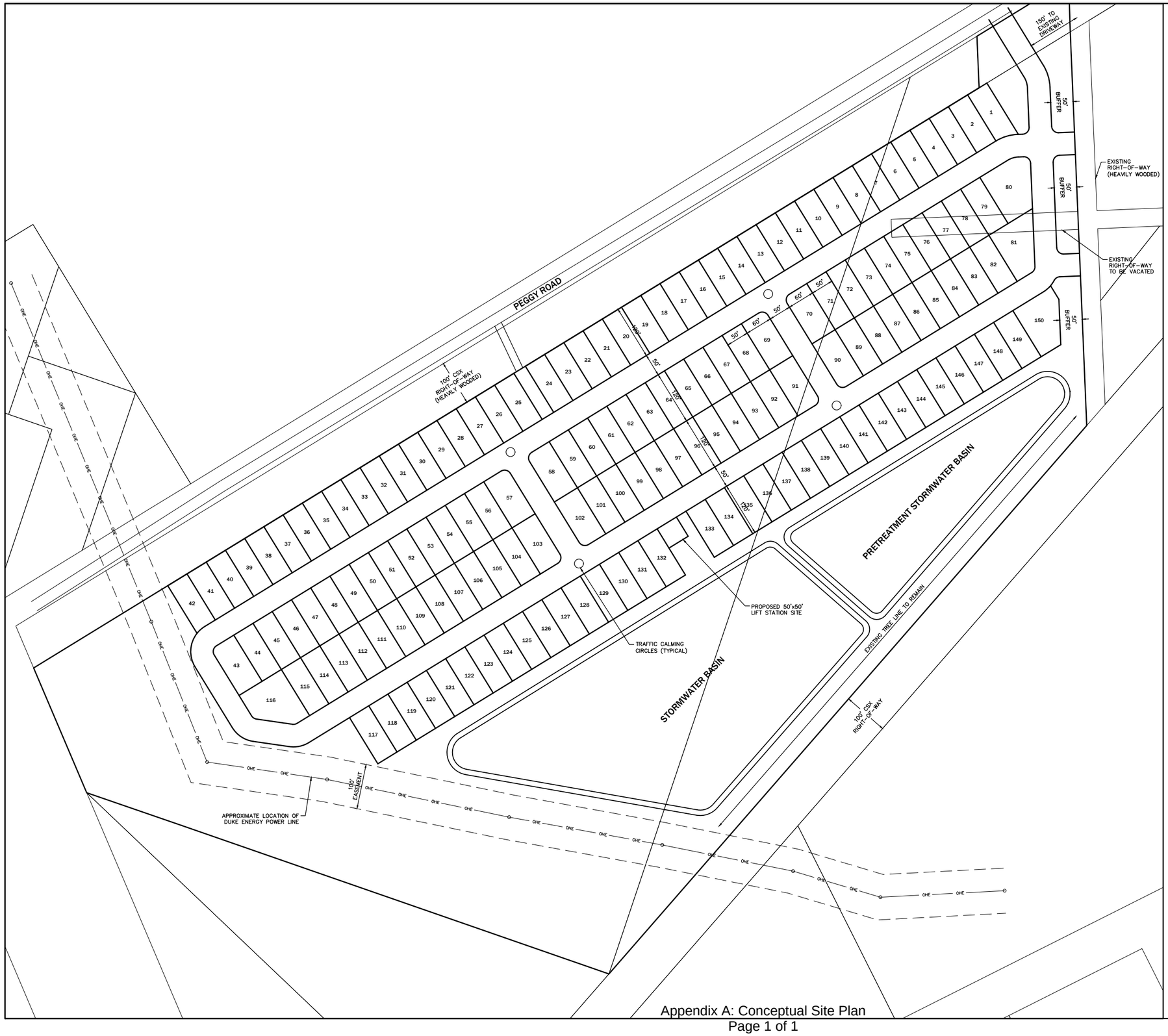
The intersection operational analyses indicated that under future buildout (2025) conditions, the stop-controlled westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with LOS F with a v/c ratio of 0.52. This condition is common at stop-controlled approaches during peak traffic conditions.

The intersection operational analyses indicated that under existing (2022), future background (2025), and future buildout (2025) traffic conditions, all other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours.

A site access analysis was conducted at the proposed driveway connection to Peggy Road (CR 2054) based on the forecasted future buildout (2025) and Year 2045 traffic volumes into and out of the proposed residential development and observed 85th percentile speeds. Based on the Alachua County Land Development Regulations and NCHRP Report 457, ingress turn lanes are not warranted at the proposed project driveway on Peggy Road (CR 2054).

APPENDICES

APPENDIX A: Conceptual Site Plan



DEVELOPMENT DATA

1.	JURISDICTION:	CITY OF ALACHUA
2.	PARCEL #'s:	03865-000-000 03924-000-000 03917-200-002
3.	PROPOSED PD ZONING WITH MODERATE DENSITY RESIDENTIAL LAND USE	
4.	APPROXIMATE PROJECT AREA:	52 ACRES
5.	STORMWATER AREA:	9.75 ACRES (19%)
6.	UNIT PROGRAM: NUMBER OF UNITS:	50' X 120' LOTS 150 UNITS

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:

Engineer Certificate No.

Project No: 22-011

Project phase: CONCEPTUAL

Project title: PEGGY ROAD - GARDEN STREET COMMUNITIES CITY OF ALACHUA, FLORIDA

Sheet title: CONCEPT PLAN V1

Designed: ---
Drawn: TAR
Checked: CSV/CBS
Date: 02/22/22

Sheet No.: C800

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Concept Plan\A22011L1.dwg, CONCEPT V2, 2/22/2022 4:15:24 PM, TAR, _DWG To PDF.pc3

APPENDIX B: Methodology Correspondence

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Monday, October 10, 2022 10:07
To: Spahr, Vincent, Thomas Strom, Chris Dawson
Cc: Sergio Reyes, John Fifer, Lubbers, Tia, David Tooke, Justin Tabor
Subject: RE: Peggy Road Residential - TIA Methodology

Vincent,
Here's PW comments on the methodology:

1. Please ensure traffic data will be collected when UF, Santa Fe, and Alachua County Public Schools are in session.
2. For the left turn lane analysis, please ensure that the traffic volumes are projected 20 years after build out per Sec 407.136 (b)(3).
3. Include the analysis of the intersection at CR 2054 and CR 235 (NW 140th Street).

Lalit

Lalit Lalwani
Civil Engineer III
Public Works\Hague Development Review
5620 NW 120th Lane • Gainesville • FL • 32653
352-374-5245 (office)

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From: Spahr, Vincent <Vincent.Spahr@kimley-horn.com>
Sent: Thursday, September 22, 2022 5:19 PM
To: Lalit Lalwani <llalwani@alachuacounty.us>; Thomas Strom <tstrom@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>
Cc: Sergio Reyes <sreyes@edafl.com>; John Fifer <jfifer@gardenstreetcommunities.com>; Lubbers, Tia <Tia.Lubbers@kimley-horn.com>
Subject: Peggy Road Residential - TIA Methodology

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Lalit, Tom, and Chris,

Please find attached our proposed TIA methodology for a 150-unit residential development in Alachua, off Peggy Road (CR 2054). The methodology was prepared consistent with the pre-application discussion held with the County, Kimley-Horn, and EDA on August 22.

Let us know if you have any questions.

Thank you,
Vinny

Vincent Spahr, P.E.
Kimley-Horn | 800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Direct: 352 415 1926 | Mobile: 614 371 6490
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, September 26, 2022 14:26
To: Spahr, Vincent
Cc: Kathy Winburn, Adam Hall, Sergio Reyes, John Fifer, Lubbers, Tia
Subject: Re: Peggy Road Residential - TIA Methodology

You don't often get email from jtabor@cityofalachua.org. Learn why this is important

Vincent,

City Staff has reviewed the proposed methodology and we offer the following comment:

- Based on the project location and the trip distribution as proposed in Exhibit B of the methodology letter, traffic counts should also be collected at:
  - SR 235/241 and Peggy Road; and,
  - SR 235/241 and Rachael Blvd.

Please feel free to contact me if you have any questions.

Sincerely,

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

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From: "Vincent Spahr" <Vincent.Spahr@kimley-horn.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "John Fifer" <jfifer@gardenstreetcommunities.com>, "Lubbers, Tia" <Tia.Lubbers@kimley-horn.com>
Sent: Thursday, September 22, 2022 5:18:37 PM
Subject: Peggy Road Residential - TIA Methodology

Justin,

Please find attached our proposed TIA methodology for a 150-unit residential development in Alachua, off Peggy Road (CR 2054).

Let us know if you have any questions.

Thank you,
Vinny

Vincent Spahr, P.E.

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Memorandum

To: Justin Tabor, AICP
Principal Planner, City of Alachua

From: Vincent Spahr, P.E.
Kimley-Horn

Date: September 21, 2022

Subject: Peggy Road Residential
Traffic Analysis Methodology

The purpose of this memorandum is to summarize the proposed traffic analysis methodology for the Peggy Road Residential development. The proposed development (parcel IDs 03865-000-000, 03924-000-000, and 3917-200-002) is located on the south side of Peggy Road (CR 2054) in the City of Alachua, Florida. Currently, there is one single family home on the site proposed for development.

The proposed development is anticipated to include up to 150 single family homes by buildout year 2025. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054). A conceptual site plan is provided as **Attachment A**. The project location is illustrated in **Figure 1**.

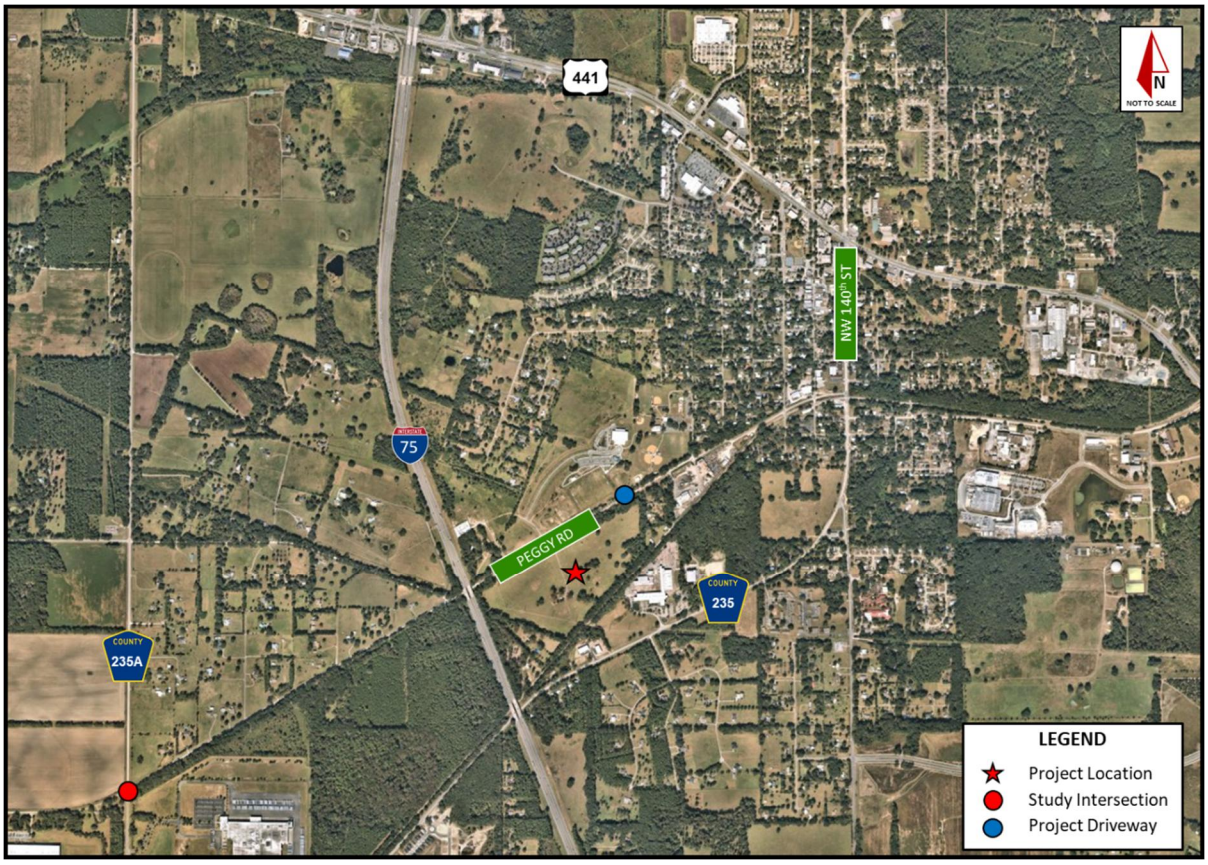


Figure 1: Project Location and Study Area

Kimley»Horn

DATA COLLECTION

Turning movement counts will be collected during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods on a typical weekday (Tuesday, Wednesday, or Thursday) at the following intersection:

- CR 235A and Peggy Road (CR 2054)

Additionally, 24-hour volume and speed count will be collected on a typical weekday (Tuesday, Wednesday, or Thursday) along Peggy Road (CR 2054) approximately aligned with the proposed access connection. All traffic counts will be adjusted to peak season conditions using the appropriate Florida Department of Transportation (FDOT) peak season conversion factors. The counts will be collected in 15-minute intervals and will include pedestrian, bicyclist, and heavy vehicle counts.

TRIP GENERATION

The trip generation potential of the proposed development has been calculated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use Code (LUC) 210 (Single-Family Detached Housing) was used for the proposed development. Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips, and 145 PM peak hour trips. **Table 1** summarizes the trip generation potential of the site.

Table 1: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

TRIP DISTRIBUTION

The proposed project trip distribution has been developed based on a select-zone analysis conducted in the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The GUATS model plot is provided in **Attachment B**.

BACKGROUND TRAFFIC

Historical growth rates were calculated based on historical Annual Average Daily Traffic (AADT) volumes from a nearby Florida Department of Transportation count station on NW 140th Street. The ten-year historical traffic growth rate at the count station indicated annual growth of approximately 1.46%. An annual growth rate of 1.50% will be utilized to forecast future traffic volumes for this analysis. Growth rate calculations are provided in **Attachment C**.

Vested trips from approved developments will be added to background traffic using vested traffic information provided by City of Alachua and Alachua County.

Kimley»Horn

CAPACITY ANALYSIS

Capacity analyses will be conducted for the AM and PM peak hours at the study intersection and the proposed driveway connection. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. Capacity analyses will be conducted for existing, future background (without project), and future buildout (with project traffic) conditions.

DRIVEWAY TURN LANE ANALYSIS

A turn lane analysis will be conducted to determine if ingress left-turn or right-turn lanes are warranted at the site's driveways. The Alachua County Land Development Code will be referenced to determine the need for ingress deceleration or storage lanes on Peggy Road (CR 2054).

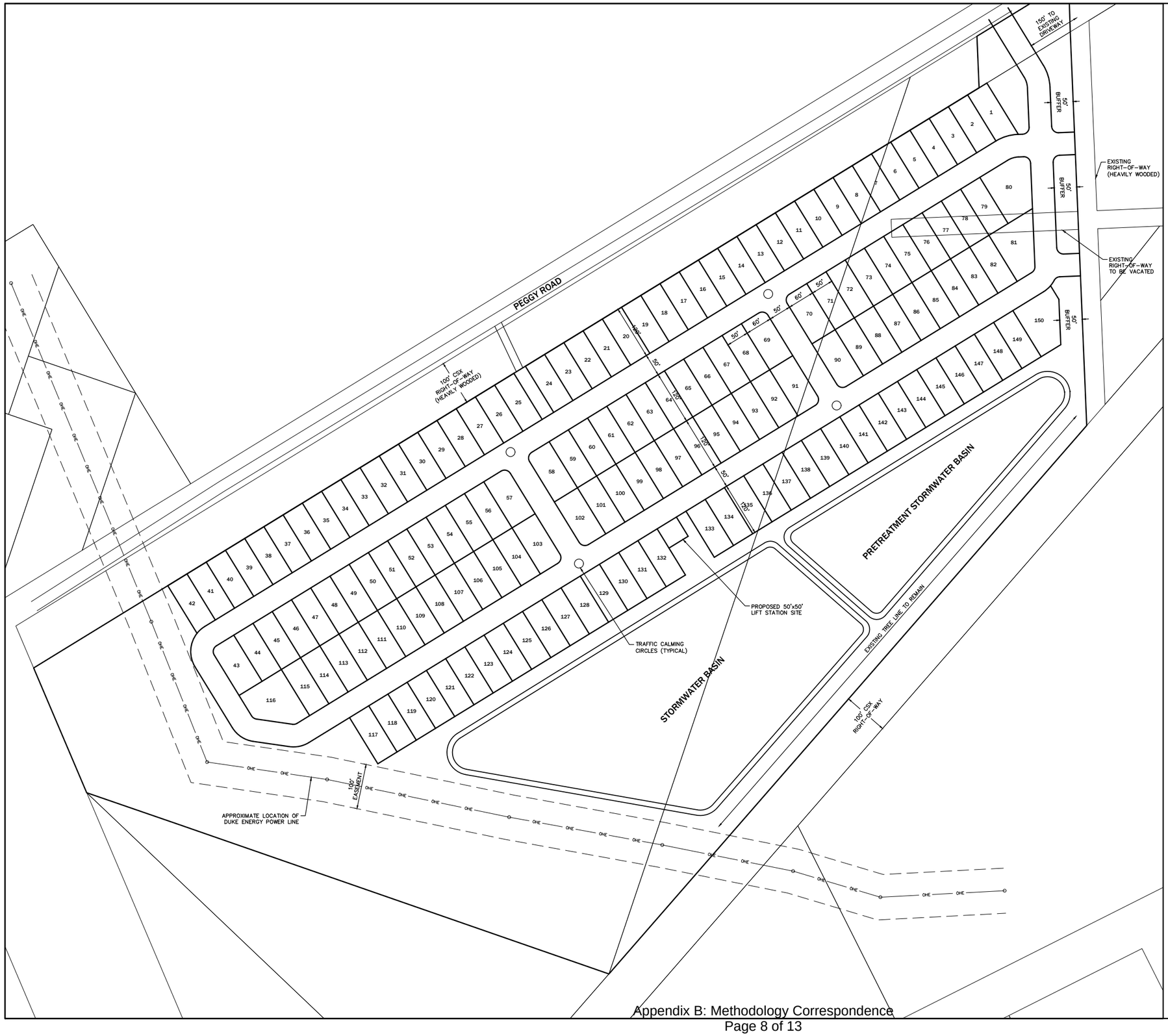
DOCUMENTATION

The results of the traffic analysis will be summarized in a technical letter. The letter will include supporting documents including data collection, volume development worksheets, and software output sheets. The letter will also include text and graphics necessary to summarize the assumptions and analysis.

K:\GVL_TPTO\142796007 - Peggy Road Residential\docs\20220922_Peggy Road Residential Methodology.docx

Attachment A

Conceptual Site Plan



DEVELOPMENT DATA

1.	JURISDICTION:	CITY OF ALACHUA
2.	PARCEL #'s:	03865-000-000 03924-000-000 03917-200-002
3.	PROPOSED PD ZONING WITH MODERATE DENSITY RESIDENTIAL LAND USE	
4.	APPROXIMATE PROJECT AREA:	52 ACRES
5.	STORMWATER AREA:	9.75 ACRES (19%)
6.	UNIT PROGRAM: NUMBER OF UNITS:	50' X 120' LOTS 150 UNITS

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:

Engineer Certificate No.

Project No: 22-011

Project phase: CONCEPTUAL

Project title: PEGGY ROAD - GARDEN STREET COMMUNITIES CITY OF ALACHUA, FLORIDA

Sheet title: CONCEPT PLAN V1

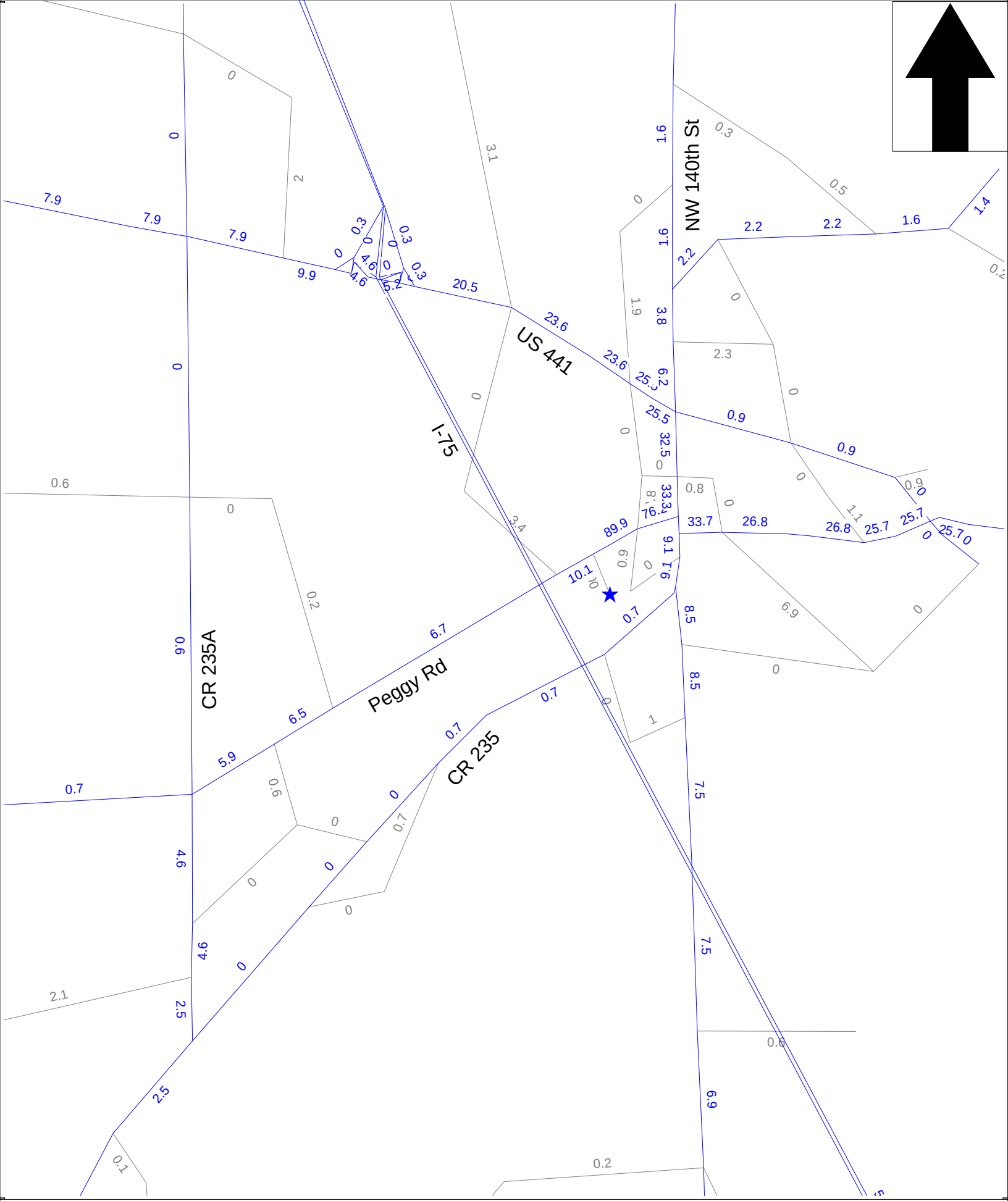
Designed: ---
Drawn: TAR
Checked: CSV/CBS
Date: 02/22/22

Sheet No.: C800

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\Concept Plan\A22011L1.dwg, CONCEPT V2, 2/22/2022 4:15:24 PM, TAR_ DWG To PDF.pc3

Attachment B

Trip Distribution



cube
(Licensed to Kimley Horn & Associates)

Attachment C

Background Growth Calculations

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	10000 C	N 5000	S 5000	9.50	57.80	13.70
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20

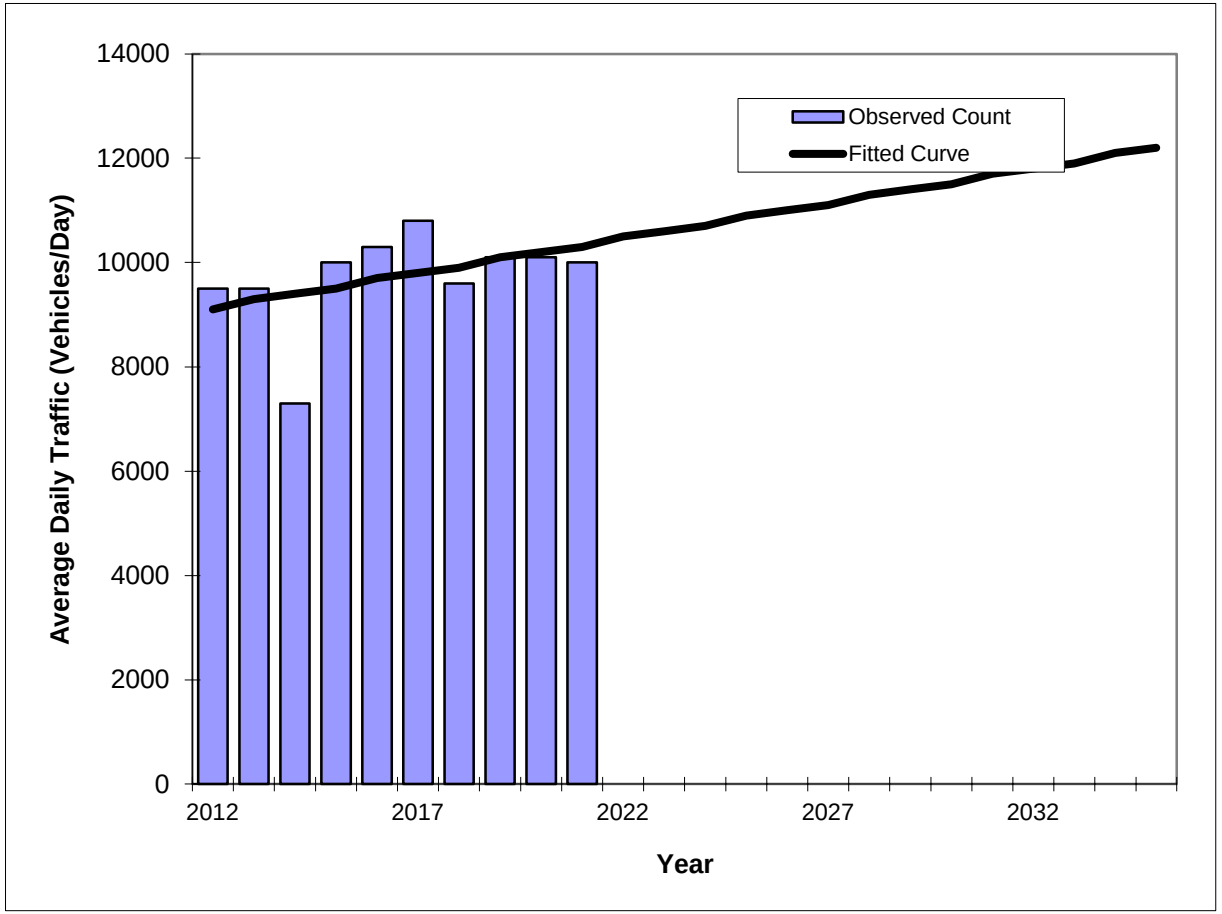
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 235 -- 350' S of SR 20 (ALACHUA)

FIN#	0
Location	1

County:	Alachua (26)
Station #:	5023
Highway:	SR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2012	9500	9100
2013	9500	9300
2014	7300	9400
2015	10000	9500
2016	10300	9700
2017	10800	9800
2018	9600	9900
2019	10100	10100
2020	10100	10200
2021	10000	10300
2022 Opening Year Trend		
2022	N/A	10500
2023 Mid-Year Trend		
2023	N/A	10600
2025 Design Year Trend		
2025	N/A	10900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	133
Trend R-squared:	18.53%
Trend Annual Historic Growth Rate:	1.47%
Trend Growth Rate (2021 to Design Year):	1.46%
Printed:	21-Sep-22

Straight Line Growth Option

APPENDIX C: Traffic Data

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.04
2	01/03/2021 - 01/09/2021	1.05	1.07
3	01/10/2021 - 01/16/2021	1.07	1.09
4	01/17/2021 - 01/23/2021	1.06	1.08
5	01/24/2021 - 01/30/2021	1.05	1.07
6	01/31/2021 - 02/06/2021	1.04	1.06
7	02/07/2021 - 02/13/2021	1.03	1.05
8	02/14/2021 - 02/20/2021	1.02	1.04
9	02/21/2021 - 02/27/2021	1.01	1.03
10	02/28/2021 - 03/06/2021	1.00	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.00
*12	03/14/2021 - 03/20/2021	0.97	0.99
*13	03/21/2021 - 03/27/2021	0.97	0.99
*14	03/28/2021 - 04/03/2021	0.97	0.99
*15	04/04/2021 - 04/10/2021	0.97	0.99
*16	04/11/2021 - 04/17/2021	0.97	0.99
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.97	0.99
*19	05/02/2021 - 05/08/2021	0.98	1.00
*20	05/09/2021 - 05/15/2021	0.98	1.00
*21	05/16/2021 - 05/22/2021	0.99	1.01
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.01
24	06/06/2021 - 06/12/2021	0.99	1.01
25	06/13/2021 - 06/19/2021	1.00	1.02
26	06/20/2021 - 06/26/2021	1.01	1.03
27	06/27/2021 - 07/03/2021	1.02	1.04
28	07/04/2021 - 07/10/2021	1.04	1.06
29	07/11/2021 - 07/17/2021	1.05	1.07
30	07/18/2021 - 07/24/2021	1.05	1.07
31	07/25/2021 - 07/31/2021	1.04	1.06
32	08/01/2021 - 08/07/2021	1.03	1.05
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.02	1.04
35	08/22/2021 - 08/28/2021	1.01	1.03
36	08/29/2021 - 09/04/2021	1.00	1.02
37	09/05/2021 - 09/11/2021	1.00	1.02
38	09/12/2021 - 09/18/2021	0.99	1.01
39	09/19/2021 - 09/25/2021	0.98	1.00
40	09/26/2021 - 10/02/2021	0.98	1.00
41	10/03/2021 - 10/09/2021	0.97	0.99
42	10/10/2021 - 10/16/2021	0.96	0.98
43	10/17/2021 - 10/23/2021	0.97	0.99
44	10/24/2021 - 10/30/2021	0.97	0.99
45	10/31/2021 - 11/06/2021	0.98	1.00
46	11/07/2021 - 11/13/2021	0.99	1.01
47	11/14/2021 - 11/20/2021	0.99	1.01
48	11/21/2021 - 11/27/2021	1.00	1.02
49	11/28/2021 - 12/04/2021	1.01	1.03
50	12/05/2021 - 12/11/2021	1.01	1.03
51	12/12/2021 - 12/18/2021	1.02	1.04
52	12/19/2021 - 12/25/2021	1.05	1.07
53	12/26/2021 - 12/31/2021	1.07	1.09

* PEAK SEASON

08-MAR-2022 12:36:24 830UPD 2_2600_PKSEASON.TXT

ALL TRAFFIC DATA SERVICES

alltrafficdata.net

Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
09/27/22	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
01:45	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:15	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
	0	0	0	1	0	1	1	1	0	0	0	0	0	0	4
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:45	0	0	0	0	0	1	1	1	1	0	0	0	0	0	4
	0	0	0	0	0	2	1	1	1	0	0	0	0	0	5
04:00	0	0	0	0	9	10	2	0	0	0	0	0	0	0	21
04:15	0	0	0	1	0	4	1	0	0	0	0	0	0	0	6
04:30	0	0	0	0	1	2	0	1	0	0	0	0	0	0	4
04:45	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
	0	0	0	1	10	16	4	2	0	0	0	0	0	0	33
05:00	0	0	0	0	0	2	2	0	0	0	0	0	0	0	4
05:15	0	0	0	1	3	1	4	0	0	0	0	0	0	0	9
05:30	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
05:45	0	0	0	1	2	8	1	0	0	0	0	0	0	0	12
	0	0	0	2	6	14	7	0	0	0	0	0	0	0	29
06:00	0	0	0	3	3	3	4	1	0	0	0	0	0	0	14
06:15	0	0	0	1	3	5	4	0	0	0	0	0	0	0	13
06:30	0	0	0	0	6	5	3	0	0	0	0	0	0	0	14
06:45	0	0	0	1	2	3	4	1	0	0	0	0	0	0	11
	0	0	0	5	14	16	15	2	0	0	0	0	0	0	52
07:00	0	0	0	1	3	8	3	0	0	0	0	0	0	0	15
07:15	0	0	0	2	9	15	1	1	0	0	0	0	0	0	28
07:30	0	0	0	2	10	17	8	2	0	0	0	0	0	0	39
07:45	0	0	0	1	9	12	7	1	0	0	0	0	0	0	30
	0	0	0	6	31	52	19	4	0	0	0	0	0	0	112
08:00	0	0	0	0	4	8	5	1	0	0	0	0	0	0	18
08:15	2	0	1	2	7	6	0	0	0	0	0	0	0	0	18
08:30	0	0	0	0	6	4	1	0	0	0	0	0	0	0	11
08:45	0	0	0	1	5	2	0	1	0	0	0	0	0	0	9
	2	0	1	3	22	20	6	2	0	0	0	0	0	0	56
09:00	1	1	0	1	9	2	0	0	0	0	0	0	0	0	14
09:15	0	0	0	2	5	1	2	0	0	0	0	0	0	0	10
09:30	0	0	0	0	7	8	1	0	0	0	0	0	0	0	16
09:45	0	0	0	1	4	10	1	1	0	0	0	0	0	0	17
	1	1	0	4	25	21	4	1	0	0	0	0	0	0	57
10:00	0	0	0	0	2	3	3	1	0	0	0	0	0	0	9
10:15	1	0	0	3	5	2	1	0	1	0	0	0	0	0	13
10:30	0	0	0	1	3	0	3	0	0	0	0	0	0	0	7
10:45	0	0	0	0	6	4	1	1	0	0	0	0	0	0	12
	1	0	0	4	16	9	8	2	1	0	0	0	0	0	41
11:00	1	0	0	2	5	2	0	0	0	0	0	0	0	0	10
11:15	0	0	0	2	2	3	2	0	0	0	0	0	0	0	9
11:30	0	0	0	2	4	4	1	1	0	0	0	0	0	0	12
11:45	1	0	0	1	3	4	3	0	0	0	0	0	0	0	12
	2	0	0	7	14	13	6	1	0	0	0	0	0	0	43
Total	6	1	1	33	139	166	71	18	3	0	0	0	0	0	438

ALL TRAFFIC DATA SERVICES

alltrafficdata.net

Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
12 PM	1	0	0	2	3	3	2	2	0	0	0	0	0	0	13
12:15	1	0	0	1	8	6	3	1	0	0	0	0	0	0	20
12:30	3	0	0	0	3	4	2	1	0	0	0	0	0	0	13
12:45	1	0	0	0	3	5	3	1	0	0	0	0	0	0	13
	6	0	0	3	17	18	10	5	0	0	0	0	0	0	59
13:00	1	0	0	0	7	3	0	0	0	0	0	0	0	0	11
13:15	1	0	1	1	4	3	0	0	0	0	0	0	0	0	10
13:30	1	0	0	0	5	4	1	0	0	0	0	0	0	0	11
13:45	2	0	0	1	4	1	3	0	0	0	0	0	0	0	11
	5	0	1	2	20	11	4	0	0	0	0	0	0	0	43
14:00	1	0	0	0	5	3	1	0	0	0	0	0	0	0	10
14:15	3	0	0	1	4	3	4	0	0	0	0	0	0	0	15
14:30	1	0	0	1	1	6	1	1	0	0	0	0	0	0	11
14:45	2	0	0	1	0	3	4	3	0	0	0	0	0	0	13
	7	0	0	3	10	15	10	4	0	0	0	0	0	0	49
15:00	1	0	0	0	2	12	7	1	0	0	0	0	0	0	23
15:15	0	0	0	0	5	6	5	0	0	0	0	0	0	0	16
15:30	2	0	0	0	4	8	5	1	0	0	0	0	0	0	20
15:45	0	0	0	0	4	6	2	0	0	0	0	0	0	0	12
	3	0	0	0	15	32	19	2	0	0	0	0	0	0	71
16:00	0	0	0	0	2	8	5	2	1	0	0	0	0	0	18
16:15	0	0	0	1	5	4	3	1	0	0	0	0	0	0	14
16:30	0	0	0	2	15	18	7	2	0	0	0	0	0	0	44
16:45	1	0	0	5	4	18	10	5	0	0	0	0	0	0	43
	1	0	0	8	26	48	25	10	1	0	0	0	0	0	119
17:00	1	0	0	0	10	6	3	2	0	0	0	0	0	0	22
17:15	0	0	1	6	12	6	1	0	0	0	0	0	0	0	26
17:30	0	0	0	4	9	13	2	0	0	0	0	0	0	0	28
17:45	0	1	5	2	8	7	1	0	0	0	0	0	0	0	24
	1	1	6	12	39	32	7	2	0	0	0	0	0	0	100
18:00	2	0	2	6	11	3	2	1	0	0	0	0	0	0	27
18:15	0	0	1	3	9	1	2	0	0	0	0	0	0	0	16
18:30	0	0	1	3	4	2	0	0	0	0	0	0	0	0	10
18:45	0	0	2	1	3	0	0	0	0	0	0	0	0	0	6
	2	0	6	13	27	6	4	1	0	0	0	0	0	0	59
19:00	0	0	2	1	8	3	0	0	0	0	0	0	0	0	14
19:15	0	0	1	0	2	6	3	1	0	0	0	0	0	0	13
19:30	0	0	1	2	3	1	0	0	0	0	0	0	0	0	7
19:45	0	0	0	3	3	1	0	0	0	0	0	0	0	0	7
	0	0	4	6	16	11	3	1	0	0	0	0	0	0	41
20:00	0	1	0	1	8	4	0	0	0	0	0	0	0	0	14
20:15	0	0	0	1	1	1	1	0	0	0	0	0	0	0	4
20:30	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
20:45	1	0	0	0	2	3	0	0	0	0	0	0	0	0	6
	1	1	0	3	12	9	1	0	0	0	0	0	0	0	27
21:00	0	0	0	1	1	2	2	2	0	1	0	0	0	0	9
21:15	0	0	0	1	0	0	2	0	0	0	0	0	0	0	3
21:30	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
21:45	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
	0	0	0	2	3	3	4	4	0	1	0	0	0	0	17
22:00	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
22:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
22:30	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
22:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	2	2	1	2	0	0	0	0	0	0	7
23:00	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
23:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	2	0	0	1	0	0	0	0	0	0	3
	0	0	0	0	4	2	0	2	0	0	0	0	0	0	8
Total	26	2	17	52	191	189	88	33	1	1	0	0	0	0	600
Grand Total	32	3	18	85	330	355	159	51	4	1	0	0	0	0	1038

	15th Percentile :	30 MPH
	50th Percentile :	35 MPH
	85th Percentile :	41 MPH
	95th Percentile :	45 MPH
Stats	Mean Speed(Average) :	36 MPH
	10 MPH Pace Speed :	31-40 MPH
	Number in Pace :	685
	Percent in Pace :	66.0%

Number of Vehicles > 55 MPH :	1
Percent of Vehicles > 55 MPH :	0.1%

ALL TRAFFIC DATA SERVICES

alltrafficdata.net

Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
09/27/22	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
00:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
00:45	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
	0	0	0	0	2	2	2	0	0	0	0	0	0	0	6
01:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:15	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
03:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:45	0	0	0	0	1	4	0	0	0	0	0	0	0	0	5
	0	0	0	0	3	6	0	0	0	0	0	0	0	0	9
04:00	0	0	0	1	1	3	0	0	0	0	0	0	0	0	5
04:15	0	0	0	0	2	5	1	0	0	0	0	0	0	0	8
04:30	0	0	0	0	1	3	2	0	0	0	0	0	0	0	6
04:45	0	0	0	0	1	7	4	0	0	1	0	0	0	0	13
	0	0	0	1	5	18	7	0	0	1	0	0	0	0	32
05:00	0	0	0	0	1	1	1	0	0	0	0	0	0	0	3
05:15	0	0	0	1	3	4	3	0	0	0	0	0	0	0	11
05:30	1	0	0	0	5	14	7	1	1	0	0	0	0	0	29
05:45	0	0	0	1	2	12	3	2	1	0	0	0	0	0	21
	1	0	0	2	11	31	14	3	2	0	0	0	0	0	64
06:00	0	0	0	1	2	3	2	2	0	0	0	0	0	0	10
06:15	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
06:30	0	0	0	0	4	6	2	0	0	0	0	0	0	0	12
06:45	0	0	0	0	6	3	2	0	0	0	0	0	0	0	11
	0	0	0	1	14	12	7	2	0	0	0	0	0	0	36
07:00	0	0	0	1	1	2	2	0	0	0	0	0	0	0	6
07:15	0	1	0	2	6	4	2	0	0	0	0	0	0	0	15
07:30	0	0	0	2	5	6	0	0	0	0	0	0	0	0	13
07:45	0	0	0	2	2	4	0	0	0	0	0	0	0	0	8
	0	1	0	7	14	16	4	0	0	0	0	0	0	0	42
08:00	0	0	0	0	3	2	1	0	0	0	0	0	0	0	6
08:15	0	2	2	0	2	3	1	0	0	0	0	0	0	0	10
08:30	0	0	0	1	1	4	1	1	0	0	0	0	0	0	8
08:45	0	0	1	1	7	0	1	0	0	0	0	0	0	0	10
	0	2	3	2	13	9	4	1	0	0	0	0	0	0	34
09:00	0	2	1	2	1	0	0	0	0	0	0	0	0	0	6
09:15	1	0	0	4	1	1	0	0	0	0	0	0	0	0	7
09:30	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4
09:45	0	0	0	4	10	2	0	1	0	0	0	0	0	0	17
	1	2	1	12	13	4	0	1	0	0	0	0	0	0	34
10:00	2	0	0	3	8	7	1	0	0	0	0	0	0	0	21
10:15	2	0	1	2	5	4	0	0	0	0	0	0	0	0	14
10:30	0	0	1	2	4	1	2	0	0	0	0	0	0	0	10
10:45	0	0	0	1	4	2	2	0	0	0	0	0	0	0	9
	4	0	2	8	21	14	5	0	0	0	0	0	0	0	54
11:00	2	0	1	4	5	0	0	0	0	0	0	0	0	0	12
11:15	0	0	1	8	4	3	1	1	0	0	0	0	0	0	18
11:30	1	0	1	3	4	2	1	0	0	0	0	0	0	0	12
11:45	0	0	0	1	8	7	0	0	0	0	0	0	0	0	16
	3	0	3	16	21	12	2	1	0	0	0	0	0	0	58
Total	9	5	9	49	121	124	45	8	2	1	0	0	0	0	373

ALL TRAFFIC DATA SERVICES

alltrafficdata.net

Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
12 PM	0	0	0	2	6	4	4	0	0	0	0	0	0	0	16
12:15	2	0	1	2	1	8	2	0	0	0	0	0	0	0	16
12:30	1	0	1	3	4	3	0	0	0	0	0	0	0	0	12
12:45	2	1	0	2	4	8	1	0	0	0	0	0	0	0	18
	5	1	2	9	15	23	7	0	0	0	0	0	0	0	62
13:00	4	0	1	1	5	1	1	1	0	0	0	0	0	0	14
13:15	1	0	1	4	4	3	1	0	0	0	0	0	0	0	14
13:30	3	0	0	2	7	5	1	0	0	0	0	0	0	0	18
13:45	1	0	0	1	4	4	0	0	0	0	0	0	0	0	10
	9	0	2	8	20	13	3	1	0	0	0	0	0	0	56
14:00	1	0	0	4	10	0	0	0	0	0	0	0	0	0	15
14:15	0	0	1	1	3	3	1	0	0	0	0	0	0	0	9
14:30	4	0	0	3	5	3	0	0	0	0	0	0	0	0	15
14:45	5	0	0	3	4	10	1	1	0	0	0	0	0	0	24
	10	0	1	11	22	16	2	1	0	0	0	0	0	0	63
15:00	1	0	0	1	3	7	5	0	0	0	0	0	0	0	17
15:15	1	0	0	1	5	2	5	0	0	0	0	0	0	0	14
15:30	3	2	1	0	6	5	2	0	0	0	0	0	0	0	19
15:45	0	0	0	4	5	10	0	0	0	0	0	0	0	0	19
	5	2	1	6	19	24	12	0	0	0	0	0	0	0	69
16:00	0	0	0	4	8	9	2	0	0	0	0	0	0	0	23
16:15	0	0	0	3	15	10	3	0	0	0	0	0	0	0	31
16:30	2	0	0	4	12	5	2	1	1	0	0	0	0	0	27
16:45	1	0	1	0	9	11	1	1	0	0	0	0	0	0	24
	3	0	1	11	44	35	8	2	1	0	0	0	0	0	105
17:00	1	0	0	5	11	21	3	1	0	0	0	0	0	0	42
17:15	0	0	0	1	14	10	7	0	0	0	0	0	0	0	32
17:30	2	0	1	5	6	11	1	1	0	0	0	0	0	0	27
17:45	0	0	1	9	18	10	3	0	0	0	0	0	0	0	41
	3	0	2	20	49	52	14	2	0	0	0	0	0	0	142
18:00	1	0	4	8	7	10	0	0	0	0	0	0	0	0	30
18:15	1	0	1	6	6	4	0	0	0	0	0	0	0	0	18
18:30	0	0	1	6	9	5	2	0	0	0	0	0	0	0	23
18:45	1	0	1	4	5	10	2	0	1	0	0	0	0	0	24
	3	0	7	24	27	29	4	0	1	0	0	0	0	0	95
19:00	0	0	3	3	5	6	0	0	0	0	0	0	0	0	17
19:15	0	0	1	3	7	3	1	0	1	0	0	0	0	0	16
19:30	0	1	0	7	8	5	0	1	0	0	0	0	0	0	22
19:45	0	1	0	7	7	5	1	0	0	0	0	0	0	0	21
	0	2	4	20	27	19	2	1	1	0	0	0	0	0	76
20:00	0	1	1	4	5	5	1	0	0	0	0	0	0	0	17
20:15	0	0	2	8	4	2	0	0	0	0	0	0	0	0	16
20:30	0	0	1	0	4	2	1	0	0	0	0	0	0	0	8
20:45	0	1	0	6	1	4	1	0	0	0	0	0	0	0	13
	0	2	4	18	14	13	3	0	0	0	0	0	0	0	54
21:00	0	0	0	0	0	1	3	0	0	0	0	0	0	0	4
21:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
21:30	0	0	0	1	2	2	0	0	0	0	0	0	0	0	5
21:45	0	0	0	2	0	1	1	0	0	0	0	0	0	0	4
	0	0	0	4	2	4	4	0	0	0	0	0	0	0	14
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:45	0	0	0	1	0	2	0	0	0	0	0	0	0	0	3
	0	0	0	1	0	4	0	0	0	0	0	0	0	0	5
23:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
23:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	0	2	1	1	0	0	0	0	0	0	0	5
Total	38	7	25	132	241	233	60	7	3	0	0	0	0	0	746
Grand Total	47	12	34	181	362	357	105	15	5	1	0	0	0	0	1119

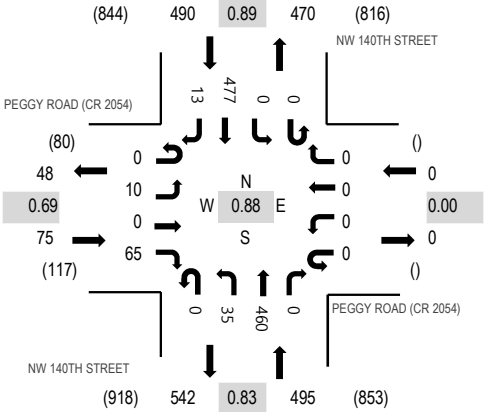
	15th Percentile :	27 MPH
	50th Percentile :	33 MPH
	85th Percentile :	39 MPH
	95th Percentile :	43 MPH
Stats	Mean Speed(Average) :	34 MPH
	10 MPH Pace Speed :	31-40 MPH
	Number in Pace :	719
	Percent in Pace :	64.3%

Number of Vehicles > 55 MPH :	1
Percent of Vehicles > 55 MPH :	0.1%

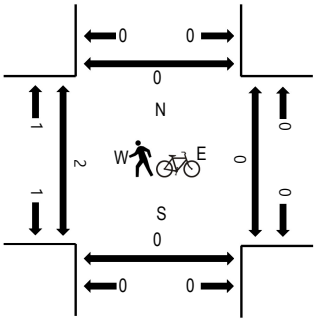
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 NW 140TH STREET & PEGGY ROAD (CR 2054) AM
Date: Tuesday, September 20, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				NW 140TH STREET Northbound				NW 140TH STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	2	0	10	0	0	0	0	0	7	102	0	0	0	81	3	205	1,039	1	0	0	0
7:15 AM	0	0	0	12	0	0	0	0	0	7	125	0	0	0	135	2	281	1,060	2	0	0	0
7:30 AM	0	5	0	19	0	0	0	0	0	9	147	0	0	0	120	1	301	966	0	0	0	0
7:45 AM	0	4	0	23	0	0	0	0	0	11	108	0	0	0	99	7	252	834	0	0	0	0
8:00 AM	0	1	0	11	0	0	0	0	0	8	80	0	0	0	123	3	226	775	0	0	0	0
8:15 AM	0	2	0	4	0	0	0	0	0	7	73	0	0	0	98	3	187		0	0	0	0
8:30 AM	0	1	0	13	0	0	0	0	0	5	64	0	0	0	85	1	169		0	0	0	0
8:45 AM	0	4	0	6	0	0	0	0	0	2	98	0	0	0	79	4	193		0	0	0	0

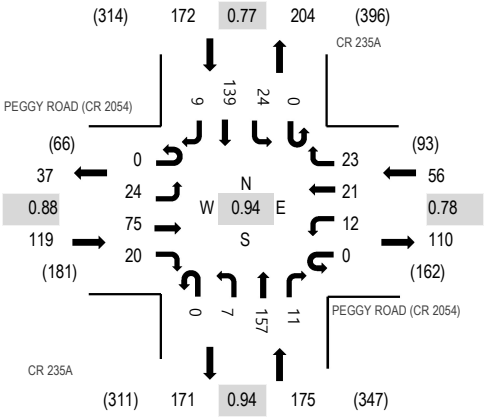
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	23	0	0	0	19	1	44
Lights	0	9	0	63	0	0	0	0	0	35	413	0	0	0	432	10	962
Mediums	0	0	0	2	0	0	0	0	0	0	24	0	0	0	26	2	54
Total	0	10	0	65	0	0	0	0	0	35	460	0	0	0	477	13	1,060

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

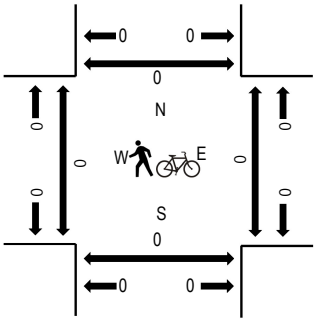
Location: 2 CR 235A & PEGGY ROAD (CR 2054) AM
Date: Tuesday, September 20, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				CR 235A Northbound				CR 235A Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	4	12	1	0	1	2	2	0	1	25	1	0	2	23	3	77	478	0	0	0	0
7:15 AM	0	9	22	2	0	4	8	4	0	1	41	1	0	8	29	1	130	522	0	0	0	0
7:30 AM	0	6	20	8	0	1	2	9	0	3	45	4	0	5	29	0	132	506	0	0	0	0
7:45 AM	0	2	19	7	0	4	7	7	0	1	34	2	0	4	48	4	139	480	0	0	0	0
8:00 AM	0	7	14	3	0	3	4	3	0	2	37	4	0	7	33	4	121	457	0	0	0	0
8:15 AM	0	6	9	3	0	9	2	4	0	3	46	1	0	2	27	2	114		0	0	0	0
8:30 AM	0	6	6	1	0	1	1	4	0	2	42	2	0	5	34	2	106		0	0	0	0
8:45 AM	0	4	6	4	0	2	4	5	0	2	44	3	0	3	34	5	116		0	0	0	0

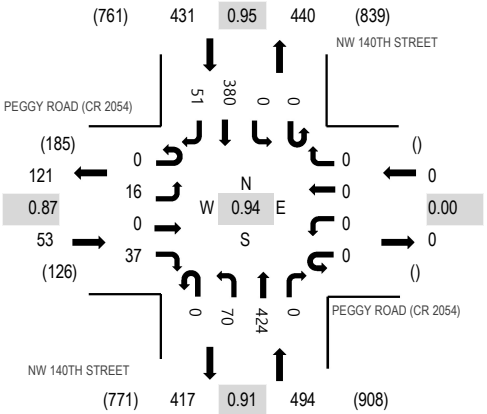
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	31	0	0	0	30	0	62
Lights	0	23	73	20	0	11	21	23	0	7	121	10	0	24	103	8	444
Mediums	0	0	2	0	0	1	0	0	0	0	5	1	0	0	6	1	16
Total	0	24	75	20	0	12	21	23	0	7	157	11	0	24	139	9	522

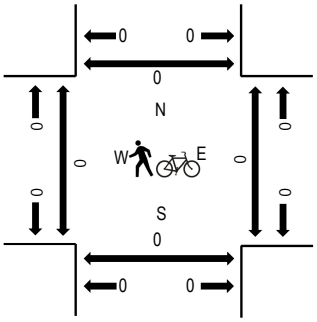
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 NW 140TH STREET & PEGGY ROAD (CR 2054) PM
Date: Tuesday, September 20, 2022
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:30 PM - 05:45 PM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				NW 140TH STREET Northbound				NW 140TH STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	5	0	8	0	0	0	0	0	17	113	0	0	0	73	2	218	817	0	0	0	0
4:15 PM	0	8	0	11	0	0	0	0	0	6	76	0	0	0	60	5	166	851	0	0	0	0
4:30 PM	0	8	0	12	0	0	0	0	0	6	99	0	0	0	84	8	217	923	0	0	0	0
4:45 PM	0	8	0	13	0	0	0	0	0	15	82	0	0	0	93	5	216	967	0	0	0	0
5:00 PM	0	4	0	9	0	0	0	0	0	11	116	0	0	0	105	7	252	978	0	0	0	0
5:15 PM	0	3	0	5	0	0	0	0	0	21	114	0	0	0	85	10	238		0	0	0	0
5:30 PM	0	4	0	13	0	0	0	0	0	20	114	0	0	0	95	15	261		0	0	0	0
5:45 PM	0	5	0	10	0	0	0	0	0	18	80	0	0	0	95	19	227		0	0	0	0

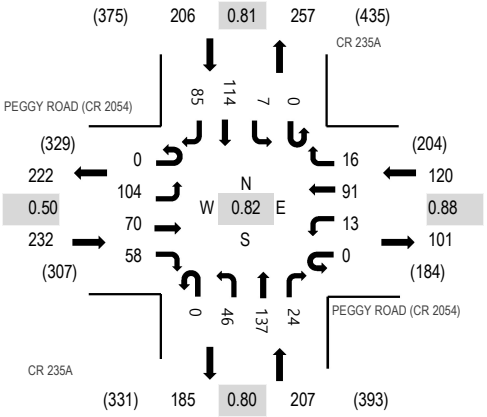
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	4	0	0	0	10	0	14
Lights	0	15	0	37	0	0	0	0	0	70	412	0	0	0	367	51	952
Mediums	0	1	0	0	0	0	0	0	0	0	8	0	0	0	3	0	12
Total	0	16	0	37	0	0	0	0	0	70	424	0	0	0	380	51	978

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

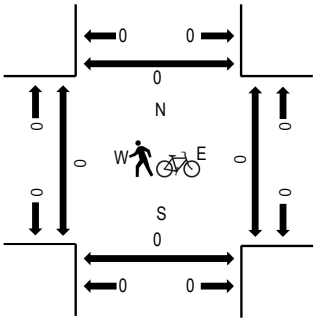
Location: 2 CR 235A & PEGGY ROAD (CR 2054) PM
Date: Tuesday, September 20, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				CR 235A Northbound				CR 235A Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	6	10	3	0	0	7	6	0	8	42	8	0	4	24	3	121	665	0	0	0	0
4:15 PM	0	7	11	8	0	3	10	7	0	6	36	5	0	4	24	7	128	743	0	0	0	0
4:30 PM	0	57	31	29	0	2	16	2	0	9	33	8	0	2	30	13	232	765	0	0	0	0
4:45 PM	0	26	18	18	0	4	21	7	0	8	31	5	0	1	22	23	184	664	0	0	0	0
5:00 PM	0	10	12	9	0	4	28	4	0	19	41	5	0	4	33	30	199	614	0	0	0	0
5:15 PM	0	11	9	2	0	3	26	3	0	10	32	6	0	0	29	19	150		0	0	0	0
5:30 PM	0	4	6	7	0	4	18	4	0	7	33	5	0	8	30	5	131		0	0	0	0
5:45 PM	0	0	8	5	0	2	16	7	0	9	26	1	0	13	36	11	134		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	0	0	0	0	0	15	0	0	0	31	0	47
Lights	0	104	70	57	0	13	91	14	0	45	115	24	0	7	75	85	700
Mediums	0	0	0	0	0	0	0	2	0	1	7	0	0	0	8	0	18
Total	0	104	70	58	0	13	91	16	0	46	137	24	0	7	114	85	765

NW 140th Street and NW 143rd Place, 9/27/2022

Total: Cars + HV

Period Starting	EBL*	EBT	EBR	WBL	WBT	WBR*	NBL	NBT*	NBR	SBL**	SBT**	SBR**	Total
07:15:00	0	0	3	5	1	4	0	94	44	28	91	0	270
07:30:00	0	0	6	1	1	5	0	144	63	38	114	0	372
07:45:00	0	1	2	6	2	1	1	115	56	44	86	0	314
08:00:00	2	0	3	6	0	7	2	119	59	36	104	0	338
Peak Hour: 7:15AM - 8:15AM													
Peak Hour Totals:	2	1	14	18	4	17	3	472	222	146	395	0	1294

PHF: 0.87

**Counts were adjust by a factor of 1.24 to match counts collected 9/20/2022.*

***Counts were adjust by a factor of 1.12 to match counts collected 9/20/2022.*

HV

Period Starting	EBL*	EBT	EBR	WBL	WBT	WBR*	NBL	NBT*	NBR	SBL**	SBT**	SBR**
07:15:00	0	0	0	0	0	0	0	19	0	0	12	0
07:30:00	0	0	0	0	0	0	0	20	2	0	19	0
07:45:00	0	0	0	1	1	0	0	16	2	0	19	0
08:00:00	0	0	0	0	0	0	0	32	4	1	26	0
Peak Hour: 7:15AM - 8:15AM												
Peak Hour Totals:	0	0	0	1	1	0	0	87	8	1	76	0
HV% - movement	0.00%	0.00%	0.00%	5.56%	25.00%	0.00%	0.00%	18.43%	3.60%	0.68%	19.24%	0.00%
HV% - approach	0.0%			5.1%			13.6%			14.2%		

Peds

	East Leg		West Leg		North Leg		South Leg	
Period Starting	NB	SB	NB	SB	EB	WB	EB	WB
07:15:00	0	0	0	0	0	0	0	0
07:30:00	0	0	0	0	0	0	0	0
07:45:00	0	0	0	0	0	0	0	0
08:00:00	0	0	0	0	0	0	0	0
Peak Hour: 7:15AM - 8:15AM								
Peak Hour Totals:	0	0	0	0	0	0	0	0

Bikes

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
07:15:00	0	0	0	0	0	0	0	0	0	0	0	0
07:30:00	0	0	0	0	0	0	0	0	0	0	0	0
07:45:00	0	0	0	1	0	0	0	0	0	0	0	0
08:00:00	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour: 7:15AM - 8:15AM												
Peak Hour Totals:	0	0	0	1	0	0	0	0	0	0	0	0

NW 140th Street and NW 143rd Place, 9/27/2022

Total: Cars + HV

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	Total
17:00:00	0	1	2	15	8	25	2	71	5	5	83	0	217
17:15:00	0	1	3	28	9	18	4	115	14	6	104	0	302
17:30:00	0	3	1	39	7	16	3	98	10	10	100	0	287
17:45:00	0	4	0	27	9	11	1	107	5	7	102	3	276
Peak Hour: 5:00PM - 6:00PM													
Peak Hour Totals:	0	9	6	109	33	70	10	391	34	28	389	3	1082
PHF:	0.90												

HV

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
17:00:00	0	0	0	0	0	0	0	1	0	0	3	0
17:15:00	0	0	0	0	0	0	0	7	0	0	7	0
17:30:00	0	0	0	0	0	0	0	5	1	0	4	0
17:45:00	0	0	0	0	0	0	0	8	1	0	0	0
Peak Hour: 5:00PM - 6:00PM												
Peak Hour Totals:	0	0	0	0	0	0	0	21	2	0	14	0
HV% - movement	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.37%	5.88%	0.00%	3.60%	0.00%
HV% - approach	0.0%			0.0%			5.3%			3.3%		

Peds

	East Leg		West Leg		North Leg		South Leg	
Period Starting	NB	SB	NB	SB	EB	WB	EB	WB
17:00:00	0	0	0	0	0	0	0	0
17:15:00	1	0	0	1	0	0	0	0
17:30:00	0	0	0	0	0	0	0	0
17:45:00	2	2	0	0	0	0	0	0
Peak Hour: 5:00PM - 6:00PM								
Peak Hour Totals:	3	2	0	1	0	0	0	0

Bikes

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
17:00:00	0	0	0	0	0	0	0	0	0	0	0	0
17:15:00	0	0	0	0	0	0	0	0	0	0	0	0
17:30:00	0	0	0	0	0	0	0	0	0	0	0	0
17:45:00	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour: 5:00PM - 6:00PM												
Peak Hour Totals:	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX D: Synchro Outputs

Existing Traffic Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	65	35	460	477	13
Future Vol, veh/h	10	65	35	460	477	13
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	11	74	40	523	542	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1155	552	559	0	-	0
Stage 1	552	-	-	-	-	-
Stage 2	603	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	216	530	973	-	-	-
Stage 1	573	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	203	529	971	-	-	-
Mov Cap-2 Maneuver	203	-	-	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	541	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.3	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	971	-	436	-	-
HCM Lane V/C Ratio	0.041	-	0.195	-	-
HCM Control Delay (s)	8.9	0	15.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	1	14	18	4	17	3	472	222	146	395	0
Future Vol, veh/h	2	1	14	18	4	17	3	472	222	146	395	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	1	16	21	5	20	3	543	255	168	454	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1479	1594	454	1476	1467	671	454	0	0	798	0	0
Stage 1	790	790	-	677	677	-	-	-	-	-	-	-
Stage 2	689	804	-	799	790	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.55	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	104	200	969	124	126	767	1046	-	-	774	-	-
Stage 1	383	402	-	438	448	-	-	-	-	-	-	-
Stage 2	436	396	-	375	397	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	75	141	969	94	89	767	1046	-	-	774	-	-
Mov Cap-2 Maneuver	75	141	-	94	89	-	-	-	-	-	-	-
Stage 1	381	285	-	436	446	-	-	-	-	-	-	-
Stage 2	418	394	-	261	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.8	38.6	0	3
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1046	-	-	353	151	774	-	-
HCM Lane V/C Ratio	0.003	-	-	0.055	0.297	0.217	-	-
HCM Control Delay (s)	8.5	0	-	15.8	38.6	10.9	0	-
HCM Lane LOS	A	A	-	C	E	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.2	0.8	-	-

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	75	20	12	21	23	7	157	11	24	139	9
Future Vol, veh/h	24	75	20	12	21	23	7	157	11	24	139	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	26	80	21	13	22	24	7	167	12	26	148	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	415	398	153	432	397	173	158	0	0	179	0	0
Stage 1	205	205	-	187	187	-	-	-	-	-	-	-
Stage 2	210	193	-	245	210	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	546	538	890	534	540	871	1314	-	-	1285	-	-
Stage 1	795	730	-	815	745	-	-	-	-	-	-	-
Stage 2	790	739	-	759	728	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	502	523	890	451	525	871	1314	-	-	1285	-	-
Mov Cap-2 Maneuver	502	523	-	451	525	-	-	-	-	-	-	-
Stage 1	790	714	-	810	741	-	-	-	-	-	-	-
Stage 2	740	735	-	644	712	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.6	11.6	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1314	-	-	502	573	602	1285	-	-
HCM Lane V/C Ratio	0.006	-	-	0.051	0.176	0.099	0.02	-	-
HCM Control Delay (s)	7.8	0	-	12.6	12.6	11.6	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.6	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	37	70	424	380	51
Future Vol, veh/h	16	37	70	424	380	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	17	39	74	451	404	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1030	431	458	0	-	0
Stage 1	431	-	-	-	-	-
Stage 2	599	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	259	624	1103	-	-	-
Stage 1	655	-	-	-	-	-
Stage 2	549	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	236	624	1103	-	-	-
Mov Cap-2 Maneuver	236	-	-	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	549	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1103	-	417	-	-
HCM Lane V/C Ratio	0.068	-	0.135	-	-
HCM Control Delay (s)	8.5	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	9	6	109	33	70	10	391	34	28	389	3
Future Vol, veh/h	0	9	6	109	33	70	10	391	34	28	389	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	10	7	121	37	78	11	434	38	31	432	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1030	996	435	984	978	458	436	0	0	477	0	0
Stage 1	497	497	-	480	480	-	-	-	-	-	-	-
Stage 2	533	499	-	504	498	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	253	439	812	326	358	779	1108	-	-	1080	-	-
Stage 1	555	545	-	567	554	-	-	-	-	-	-	-
Stage 2	531	544	-	550	544	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	200	414	811	304	338	775	1107	-	-	1075	-	-
Mov Cap-2 Maneuver	200	414	-	304	338	-	-	-	-	-	-	-
Stage 1	547	524	-	556	543	-	-	-	-	-	-	-
Stage 2	439	534	-	515	523	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.2	27.6	0.2	0.6
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1107	-	-	515	388	1075	-	-
HCM Lane V/C Ratio	0.01	-	-	0.032	0.607	0.029	-	-
HCM Control Delay (s)	8.3	0	-	12.2	27.6	8.4	0	-
HCM Lane LOS	A	A	-	B	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	3.9	0.1	-	-

Intersection	
Int Delay, s/veh	8.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	104	70	58	13	91	16	46	137	24	7	114	85
Future Vol, veh/h	104	70	58	13	91	16	46	137	24	7	114	85
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	127	85	71	16	111	20	56	167	29	9	139	104

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	568	517	191	546	555	182	243	0	0	196	0	0
Stage 1	209	209	-	294	294	-	-	-	-	-	-	-
Stage 2	359	308	-	252	261	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	434	462	851	448	440	861	1272	-	-	1281	-	-
Stage 1	793	729	-	714	670	-	-	-	-	-	-	-
Stage 2	659	660	-	752	692	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	322	435	851	334	414	861	1272	-	-	1281	-	-
Mov Cap-2 Maneuver	322	435	-	334	414	-	-	-	-	-	-	-
Stage 1	753	723	-	678	637	-	-	-	-	-	-	-
Stage 2	505	627	-	603	686	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.1	17.5	1.8	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1272	-	-	322	559	433	1281	-	-
HCM Lane V/C Ratio	0.044	-	-	0.394	0.279	0.338	0.007	-	-
HCM Control Delay (s)	8	0	-	23.3	13.9	17.5	7.8	0	-
HCM Lane LOS	A	A	-	C	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.8	1.1	1.5	0	-	-

Background Traffic Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	68	37	481	499	14
Future Vol, veh/h	10	68	37	481	499	14
Conflicting Peds, #/hr	0	0	2	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	11	77	42	547	567	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1208	577	585	0	-	0
Stage 1	577	-	-	-	-	-
Stage 2	631	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	200	512	951	-	-	-
Stage 1	558	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	186	511	949	-	-	-
Mov Cap-2 Maneuver	186	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	525	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.9	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	949	-	417	-	-
HCM Lane V/C Ratio	0.044	-	0.213	-	-
HCM Control Delay (s)	9	0	15.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	1	15	19	4	18	3	494	232	153	413	0
Future Vol, veh/h	2	1	15	19	4	18	3	494	232	153	413	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	1	17	22	5	21	3	568	267	176	475	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1548	1668	475	1544	1535	702	475	0	0	835	0	0
Stage 1	827	827	-	708	708	-	-	-	-	-	-	-
Stage 2	721	841	-	836	827	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.55	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	93	186	963	112	114	755	1027	-	-	749	-	-
Stage 1	366	386	-	421	433	-	-	-	-	-	-	-
Stage 2	419	380	-	357	382	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	65	126	963	82	77	755	1027	-	-	749	-	-
Mov Cap-2 Maneuver	65	126	-	82	77	-	-	-	-	-	-	-
Stage 1	364	263	-	418	430	-	-	-	-	-	-	-
Stage 2	401	378	-	238	260	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	46.2	0	3
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1027	-	-	332	133	749	-	-
HCM Lane V/C Ratio	0.003	-	-	0.062	0.354	0.235	-	-
HCM Control Delay (s)	8.5	0	-	16.6	46.2	11.3	0	-
HCM Lane LOS	A	A	-	C	E	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.4	0.9	-	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	78	21	13	22	24	7	164	12	25	145	9
Future Vol, veh/h	25	78	21	13	22	24	7	164	12	25	145	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	27	83	22	14	23	26	7	174	13	27	154	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	432	414	159	450	413	181	164	0	0	187	0	0
Stage 1	213	213	-	195	195	-	-	-	-	-	-	-
Stage 2	219	201	-	255	218	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	532	527	884	519	529	862	1307	-	-	1276	-	-
Stage 1	787	724	-	807	739	-	-	-	-	-	-	-
Stage 2	781	733	-	749	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	487	512	884	433	514	862	1307	-	-	1276	-	-
Mov Cap-2 Maneuver	487	512	-	433	514	-	-	-	-	-	-	-
Stage 1	782	707	-	802	735	-	-	-	-	-	-	-
Stage 2	729	729	-	630	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	11.9	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	487	562	586	1276	-	-
HCM Lane V/C Ratio	0.006	-	-	0.055	0.187	0.107	0.021	-	-
HCM Control Delay (s)	7.8	0	-	12.8	12.9	11.9	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	39	73	443	397	53
Future Vol, veh/h	17	39	73	443	397	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	18	41	78	471	422	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1077	450	478	0	-	0
Stage 1	450	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	242	609	1084	-	-	-
Stage 1	642	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	219	609	1084	-	-	-
Mov Cap-2 Maneuver	219	-	-	-	-	-
Stage 1	580	-	-	-	-	-
Stage 2	532	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.7	1.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1084	-	395	-	-
HCM Lane V/C Ratio	0.072	-	0.151	-	-
HCM Control Delay (s)	8.6	0	15.7	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	9	6	114	35	73	10	409	36	29	407	3
Future Vol, veh/h	0	9	6	114	35	73	10	409	36	29	407	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	10	7	127	39	81	11	454	40	32	452	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1075	1040	455	1027	1021	479	456	0	0	499	0	0
Stage 1	519	519	-	501	501	-	-	-	-	-	-	-
Stage 2	556	521	-	526	520	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	237	425	801	310	344	767	1089	-	-	1060	-	-
Stage 1	540	533	-	552	543	-	-	-	-	-	-	-
Stage 2	515	532	-	535	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	184	400	800	288	323	763	1088	-	-	1055	-	-
Mov Cap-2 Maneuver	184	400	-	288	323	-	-	-	-	-	-	-
Stage 1	532	511	-	542	533	-	-	-	-	-	-	-
Stage 2	421	522	-	499	510	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.4	32.2	0.2	0.6
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1088	-	-	500	370	1055	-	-
HCM Lane V/C Ratio	0.01	-	-	0.033	0.667	0.031	-	-
HCM Control Delay (s)	8.3	0	-	12.4	32.2	8.5	0	-
HCM Lane LOS	A	A	-	B	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	4.6	0.1	-	-

Intersection	
Int Delay, s/veh	9.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	73	61	14	95	17	48	143	25	7	119	89
Future Vol, veh/h	109	73	61	14	95	17	48	143	25	7	119	89
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	133	89	74	17	116	21	59	174	30	9	145	109

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	594	540	200	569	579	189	254	0	0	204	0	0
Stage 1	218	218	-	307	307	-	-	-	-	-	-	-
Stage 2	376	322	-	262	272	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	417	449	841	433	426	853	1260	-	-	1272	-	-
Stage 1	784	723	-	703	661	-	-	-	-	-	-	-
Stage 2	645	651	-	743	685	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	302	422	841	316	400	853	1260	-	-	1272	-	-
Mov Cap-2 Maneuver	302	422	-	316	400	-	-	-	-	-	-	-
Stage 1	742	717	-	666	626	-	-	-	-	-	-	-
Stage 2	486	616	-	588	680	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	18.5	1.8	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	302	546	418	1272	-	-
HCM Lane V/C Ratio	0.046	-	-	0.44	0.299	0.368	0.007	-	-
HCM Control Delay (s)	8	0	-	26	14.4	18.5	7.8	0	-
HCM Lane LOS	A	A	-	D	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.1	1.2	1.7	0	-	-

Buildout Traffic Conditions

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	36	86	43	481	499	23
Future Vol, veh/h	36	86	43	481	499	23
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	41	98	49	547	567	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1227	582	595	0	-	0
Stage 1	582	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	195	509	943	-	-	-
Stage 1	555	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	180	508	941	-	-	-
Mov Cap-2 Maneuver	180	-	-	-	-	-
Stage 1	512	-	-	-	-	-
Stage 2	518	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	941	-	330	-	-
HCM Lane V/C Ratio	0.052	-	0.42	-	-
HCM Control Delay (s)	9	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	2	-	-

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	15	19	19	9	23	4	495	232	167	417	0
Future Vol, veh/h	2	15	19	19	9	23	4	495	232	167	417	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	17	22	22	10	26	5	569	267	192	479	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1594	1709	479	1596	1576	703	479	0	0	836	0	0
Stage 1	863	863	-	713	713	-	-	-	-	-	-	-
Stage 2	731	846	-	883	863	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.5	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	86	178	962	103	110	755	1024	-	-	748	-	-
Stage 1	349	372	-	418	431	-	-	-	-	-	-	-
Stage 2	413	378	-	336	367	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	54	115	962	65	71	755	1024	-	-	748	-	-
Mov Cap-2 Maneuver	54	115	-	65	71	-	-	-	-	-	-	-
Stage 1	346	242	-	414	427	-	-	-	-	-	-	-
Stage 2	385	374	-	198	239	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	67	0	3.3
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1024	-	-	192	113	748	-	-
HCM Lane V/C Ratio	0.004	-	-	0.216	0.519	0.257	-	-
HCM Control Delay (s)	8.5	0	-	28.8	67	11.5	0	-
HCM Lane LOS	A	A	-	D	F	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.8	2.4	1	-	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	78	21	17	23	25	7	164	13	25	145	9
Future Vol, veh/h	25	78	21	17	23	25	7	164	13	25	145	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	27	83	22	18	24	27	7	174	14	27	154	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	434	415	159	450	413	181	164	0	0	188	0	0
Stage 1	213	213	-	195	195	-	-	-	-	-	-	-
Stage 2	221	202	-	255	218	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	530	526	884	519	529	862	1307	-	-	1275	-	-
Stage 1	787	724	-	807	739	-	-	-	-	-	-	-
Stage 2	779	732	-	749	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	484	511	884	433	514	862	1307	-	-	1275	-	-
Mov Cap-2 Maneuver	484	511	-	433	514	-	-	-	-	-	-	-
Stage 1	782	707	-	802	735	-	-	-	-	-	-	-
Stage 2	725	728	-	630	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	12.1	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	484	561	575	1275	-	-
HCM Lane V/C Ratio	0.006	-	-	0.055	0.188	0.12	0.021	-	-
HCM Control Delay (s)	7.8	0	-	12.9	12.9	12.1	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	120	3	25	44	8	72
Future Vol, veh/h	120	3	25	44	8	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	160	4	33	59	11	96

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	164	0	287	162
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	125	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1402	-	703	883
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1402	-	686	883
Mov Cap-2 Maneuver	-	-	-	-	686	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	879	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.8	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	858	-	-	1402	-
HCM Lane V/C Ratio	0.124	-	-	0.024	-
HCM Control Delay (s)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	51	93	443	397	83
Future Vol, veh/h	35	51	93	443	397	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	37	54	99	471	422	88

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1135	466	510	0	-	0
Stage 1	466	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	224	597	1055	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	509	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	196	597	1055	-	-	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	552	-	-	-	-	-
Stage 2	509	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	1.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1055	-	326	-	-
HCM Lane V/C Ratio	0.094	-	0.281	-	-
HCM Control Delay (s)	8.8	0	20.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.1	-	-

Intersection	
Int Delay, s/veh	10.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	18	9	114	50	88	15	414	36	38	410	3
Future Vol, veh/h	0	18	9	114	50	88	15	414	36	38	410	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	20	10	127	56	98	17	460	40	42	456	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1134	1082	459	1076	1063	485	460	0	0	505	0	0
Stage 1	543	543	-	519	519	-	-	-	-	-	-	-
Stage 2	591	539	-	557	544	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	218	411	799	292	330	764	1085	-	-	1055	-	-
Stage 1	524	520	-	540	533	-	-	-	-	-	-	-
Stage 2	493	522	-	515	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	154	378	798	260	304	760	1084	-	-	1050	-	-
Mov Cap-2 Maneuver	154	378	-	260	304	-	-	-	-	-	-	-
Stage 1	512	491	-	525	519	-	-	-	-	-	-	-
Stage 2	375	508	-	461	490	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.4	45.6	0.3	0.7
HCM LOS	B	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1084	-	-	458	351	1050	-	-
HCM Lane V/C Ratio	0.015	-	-	0.066	0.798	0.04	-	-
HCM Control Delay (s)	8.4	0	-	13.4	45.6	8.6	0	-
HCM Lane LOS	A	A	-	B	E	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	6.7	0.1	-	-

Intersection	
Int Delay, s/veh	9.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	74	61	14	96	18	48	143	30	8	119	89
Future Vol, veh/h	109	74	61	14	96	18	48	143	30	8	119	89
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	133	90	74	17	117	22	59	174	37	10	145	109

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	600	549	200	576	585	193	254	0	0	211	0	0
Stage 1	220	220	-	311	311	-	-	-	-	-	-	-
Stage 2	380	329	-	265	274	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	413	443	841	428	423	849	1260	-	-	1265	-	-
Stage 1	782	721	-	699	658	-	-	-	-	-	-	-
Stage 2	642	646	-	740	683	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	297	416	841	310	397	849	1260	-	-	1265	-	-
Mov Cap-2 Maneuver	297	416	-	310	397	-	-	-	-	-	-	-
Stage 1	741	715	-	662	623	-	-	-	-	-	-	-
Stage 2	481	612	-	584	677	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	18.8	1.7	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	297	539	415	1265	-	-
HCM Lane V/C Ratio	0.046	-	-	0.448	0.305	0.376	0.008	-	-
HCM Control Delay (s)	8	0	-	26.6	14.6	18.8	7.9	0	-
HCM Lane LOS	A	A	-	D	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.2	1.3	1.7	0	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	141	9	82	131	5	49
Future Vol, veh/h	141	9	82	131	5	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	153	10	89	142	5	53

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	163	0	478	158
Stage 1	-	-	-	-	158	-
Stage 2	-	-	-	-	320	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1416	-	546	887
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	736	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1416	-	509	887
Mov Cap-2 Maneuver	-	-	-	-	509	-
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	686	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	830	-	-	1416	-
HCM Lane V/C Ratio	0.071	-	-	0.063	-
HCM Control Delay (s)	9.7	-	-	7.7	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.2	-

APPENDIX E: Intersection Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: NW 140th Street & Peggy Road (CR 2054)
COUNT DATE: September 20, 2022
AM PEAK HOUR FACTOR: 0.88
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
AM Raw Turning Movements	10	65	35	460	477	13
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**10**	**65**	**35**	**460**	**477**	**13**

"PM EXISTING TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
PM Raw Turning Movements	16	37	70	424	380	51
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**16**	**37**	**70**	**424**	**380**	**51**

"AM BACKGROUND TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	0	3	2	21	22	1
AM NON-PROJECT TRAFFIC	**10**	**68**	**37**	**481**	**499**	**14**

"PM BACKGROUND TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	1	2	3	19	17	2
PM NON-PROJECT TRAFFIC	**17**	**39**	**73**	**443**	**397**	**53**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Net New	Entering			22.0%			33.0%
Distribution	Exiting	33.0%	22.0%				

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Net New	Entering			22.0%			33.0%
Distribution	Exiting	33.0%	22.0%				

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Project Trips	Net New	26	18	6			9
AM TOTAL PROJECT TRAFFIC		**26**	**18**	**6**	**0**	**0**	**9**
AM TOTAL TRAFFIC		**36**	**86**	**43**	**481**	**499**	**23**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Project Trips	Net New	18	12	20			30
PM TOTAL PROJECT TRAFFIC		**18**	**12**	**20**	**0**	**0**	**30**
PM TOTAL TRAFFIC		**35**	**51**	**93**	**443**	**397**	**83**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: NW 140th Street & NW 143rd Pl
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.87
PM PEAK HOUR FACTOR: 0.9

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	2	1	14	18	4	17	3	472	222	146	395	0
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	**2**	**1**	**14**	**18**	**4**	**17**	**3**	**472**	**222**	**146**	**395**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	9	6	109	33	70	10	391	34	28	389	3
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	**0**	**9**	**6**	**109**	**33**	**70**	**10**	**391**	**34**	**28**	**389**	**3**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	1	1	0	1	0	22	10	7	18	0
AM NON-PROJECT TRAFFIC	**2**	**1**	**15**	**19**	**4**	**18**	**3**	**494**	**232**	**153**	**413**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	5	2	3	0	18	2	1	18	0
PM NON-PROJECT TRAFFIC	**0**	**9**	**6**	**114**	**35**	**73**	**10**	**409**	**36**	**29**	**407**	**3**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering					17.0%	17.0%	5.0%	5.0%				
Distribution	Exiting		17.0%	5.0%							17.0%	5.0%	

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering					17.0%	17.0%	5.0%	5.0%				
Distribution	Exiting		17.0%	5.0%							17.0%	5.0%	

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		14	4		5	5	1	1		14	4	
AM TOTAL PROJECT TRAFFIC		**0**	**14**	**4**	**0**	**5**	**5**	**1**	**1**	**0**	**14**	**4**	**0**
AM TOTAL TRAFFIC		**2**	**15**	**19**	**19**	**9**	**23**	**4**	**495**	**232**	**167**	**417**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		9	3		15	15	5	5		9	3	
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**3**	**0**	**15**	**15**	**5**	**5**	**0**	**9**	**3**	**0**
PM TOTAL TRAFFIC		**0**	**18**	**9**	**114**	**50**	**88**	**15**	**414**	**36**	**38**	**410**	**3**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A & Peggy Road (CR 2054)
COUNT DATE: September 20, 2022
AM PEAK HOUR FACTOR: 0.94
PM PEAK HOUR FACTOR: 0.82

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	24	75	20	12	21	23	7	157	11	24	139	9
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	**24**	**75**	**20**	**12**	**21**	**23**	**7**	**157**	**11**	**24**	**139**	**9**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	104	70	58	13	91	16	46	137	24	7	114	85
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	**104**	**70**	**58**	**13**	**91**	**16**	**46**	**137**	**24**	**7**	**114**	**85**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	1	3	1	1	1	1	0	7	1	1	6	0
AM NON-PROJECT TRAFFIC	**25**	**78**	**21**	**13**	**22**	**24**	**7**	**164**	**12**	**25**	**145**	**9**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	5	3	3	1	4	1	2	6	1	0	5	4
PM NON-PROJECT TRAFFIC	**109**	**73**	**61**	**14**	**95**	**17**	**48**	**143**	**25**	**7**	**119**	**89**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering		1.0%							5.0%	1.0%		
Distribution	Exiting				5.0%	1.0%	1.0%						

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering		1.0%							5.0%	1.0%		
Distribution	Exiting				5.0%	1.0%	1.0%						

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		0		4	1	1			1	0		
AM TOTAL PROJECT TRAFFIC		**0**	**0**	**0**	**4**	**1**	**1**	**0**	**0**	**1**	**0**	**0**	**0**
AM TOTAL TRAFFIC		**25**	**78**	**21**	**17**	**23**	**25**	**7**	**164**	**13**	**25**	**145**	**9**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		1		3	1	1			5	1		
PM TOTAL PROJECT TRAFFIC		**0**	**1**	**0**	**3**	**1**	**1**	**0**	**0**	**5**	**1**	**0**	**0**
PM TOTAL TRAFFIC		**109**	**74**	**61**	**17**	**96**	**18**	**48**	**143**	**30**	**8**	**119**	**89**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Peggy Road (CR 2054) & Project Driveway
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.75
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
AM Raw Turning Movements	115	0	0	42	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**115**	**0**	**0**	**42**	**0**	**0**

"PM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
PM Raw Turning Movements	135	0	0	125	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**135**	**0**	**0**	**125**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	5	0	0	2	0	0
AM NON-PROJECT TRAFFIC	**120**	**0**	**0**	**44**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	6	0	0	6	0	0
PM NON-PROJECT TRAFFIC	**141**	**0**	**0**	**131**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		3	25		8	72
AM TOTAL PROJECT TRAFFIC		**0**	**3**	**25**	**0**	**8**	**72**
AM TOTAL TRAFFIC		**120**	**3**	**25**	**44**	**8**	**72**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		9	82		5	49
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**82**	**0**	**5**	**49**
PM TOTAL TRAFFIC		**141**	**9**	**82**	**131**	**5**	**49**

APPENDIX F: NCHRP Report 457 Worksheets

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

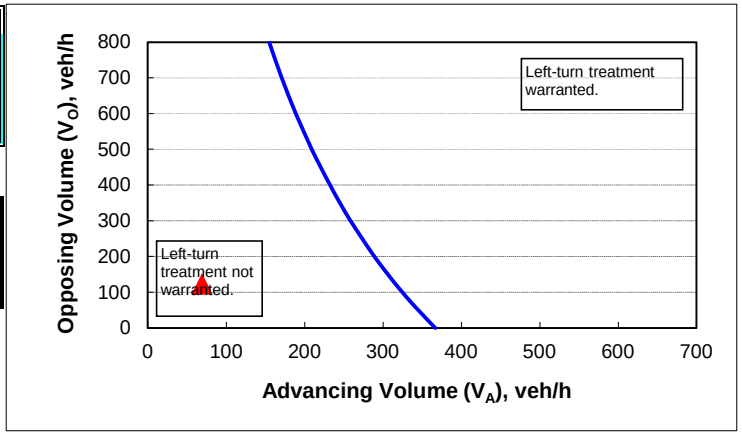
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	36%
Advancing volume (V_A), veh/h:	69
Opposing volume (V_O), veh/h:	123

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	316
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

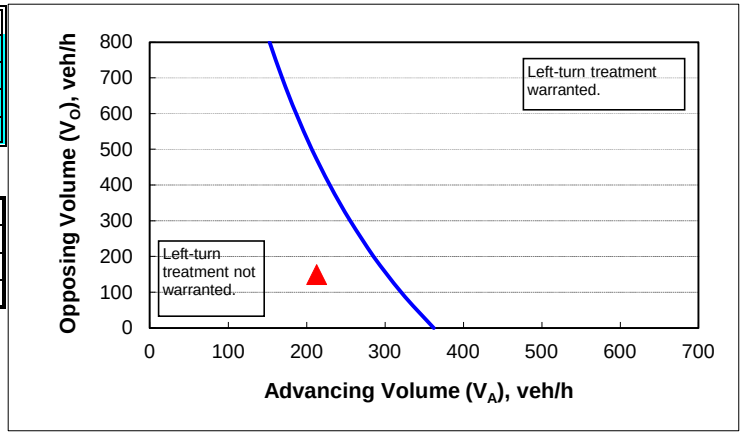
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	38%
Advancing volume (V_A), veh/h:	213
Opposing volume (V_O), veh/h:	150

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	302
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	123
Right-turn volume, veh/h:	3

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2389
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

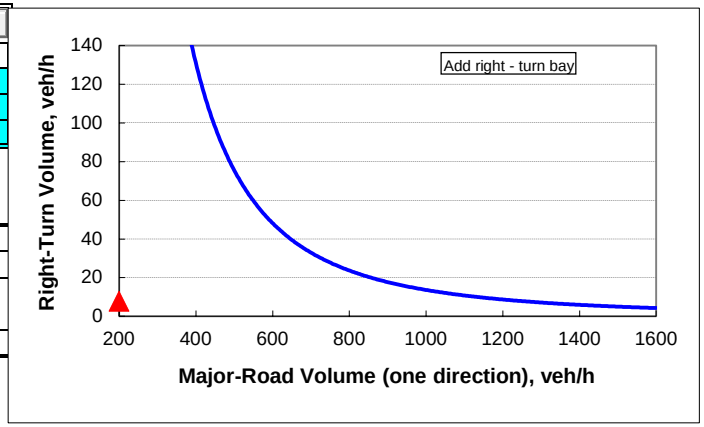


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

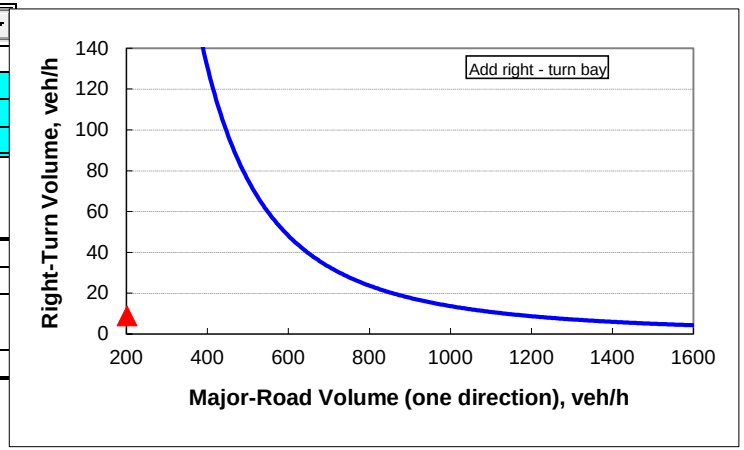
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	150
Right-turn volume, veh/h:	9

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1465
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Peggy Road (CR 2054) & Project Driveway
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.75
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
AM Raw Turning Movements	115	0	0	42	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**115**	**0**	**0**	**42**	**0**	**0**

"PM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
PM Raw Turning Movements	135	0	0	125	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**135**	**0**	**0**	**125**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	23	23	23	23	23	23
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	47	0	0	17	0	0
AM NON-PROJECT TRAFFIC	**162**	**0**	**0**	**59**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	23	23	23	23	23	23
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	55	0	0	51	0	0
PM NON-PROJECT TRAFFIC	**190**	**0**	**0**	**176**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		3	25		8	72
AM TOTAL PROJECT TRAFFIC		**0**	**3**	**25**	**0**	**8**	**72**
AM TOTAL TRAFFIC		**162**	**3**	**25**	**59**	**8**	**72**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		9	82		5	49
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**82**	**0**	**5**	**49**
PM TOTAL TRAFFIC		**190**	**9**	**82**	**176**	**5**	**49**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

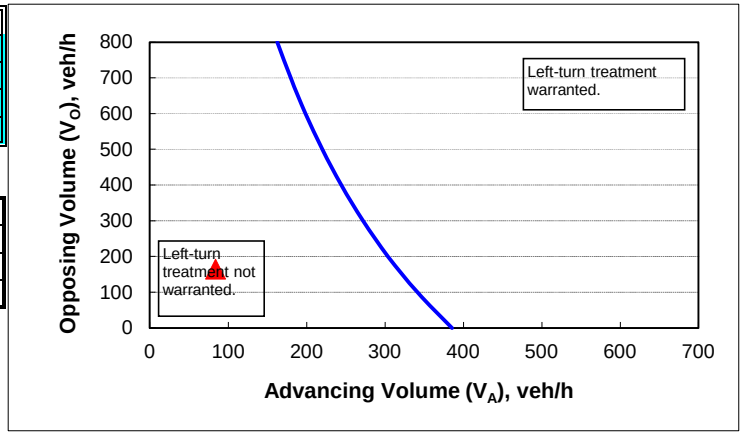
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	30%
Advancing volume (V_A), veh/h:	84
Opposing volume (V_O), veh/h:	165

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	316
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

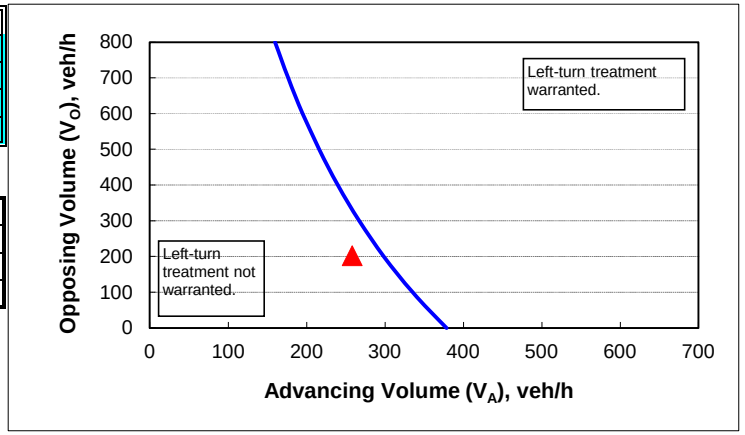
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	32%
Advancing volume (V_A), veh/h:	258
Opposing volume (V_O), veh/h:	202

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	298
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	165
Right-turn volume, veh/h:	3

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1159
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

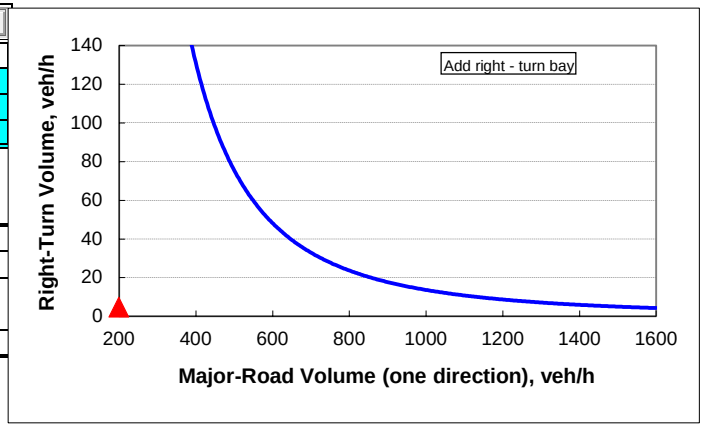


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

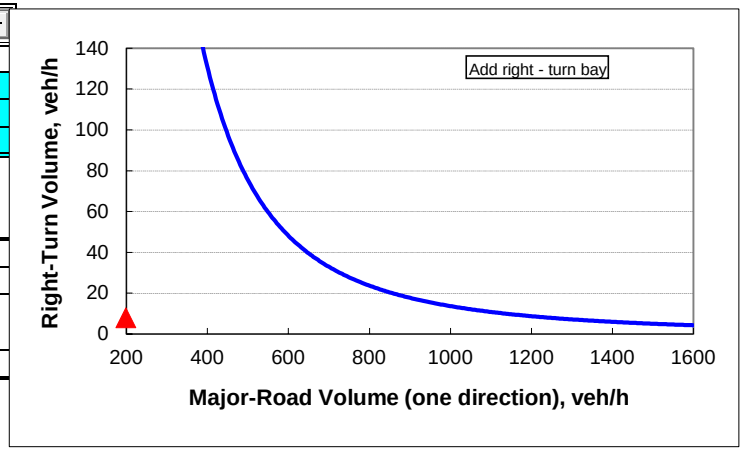
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	199
Right-turn volume, veh/h:	9

OUTPUT

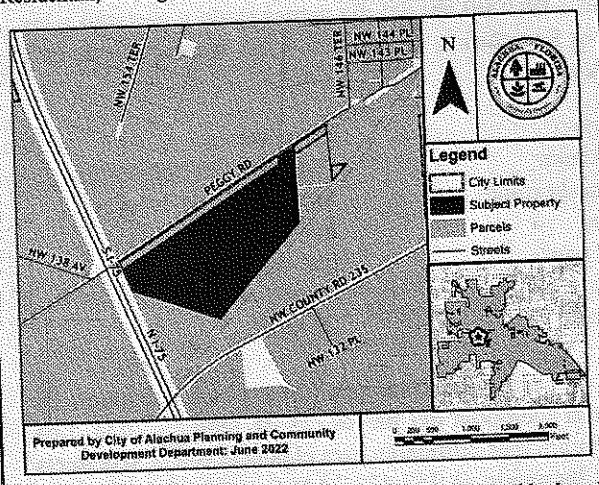
Variable	Value
Limiting right-turn volume, veh/h:	730
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



City of ALACHUA

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

otice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 14, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of the Preliminary Plat and Final PD Plan for the Peggy Road Subdivision PD-R, which proposes the subdivision of a ±51.26 acre property into a total of 150 lots, with associated common areas and right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 - February 02, 2023)

City of ALACHUA

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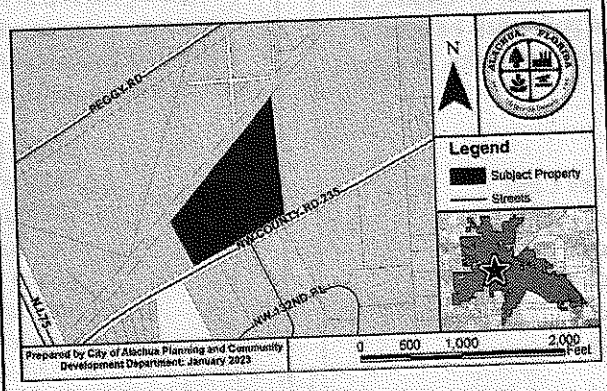

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(Published: Alachua County Today - February 02, 2023)

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City of ALACHUA
the good life community

Mailed 1/30/23 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 February 14, 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:

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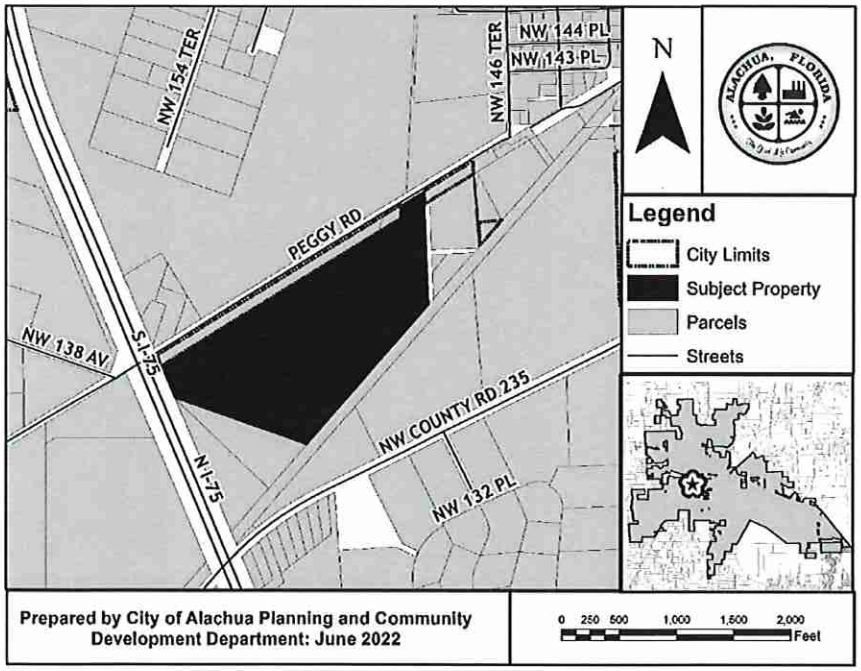

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoelihorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

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ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(Name)
SIGN ON 1/30/2023 FOR THE Peggy Rd Planned Development Prelim Plat
(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.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/14/2023
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Citizens & Southern 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 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 Citizens & Southern 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.

Summary

This application is 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.

The subject property is presently developed (Sandvik Mining & Rock Technology). The proposed covered pavilion will be located over an existing impervious surface between two existing buildings.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Sandvik Covered Pavilion
- Application & Supporting Materials
- Public Notice Materials for the 2/14/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±13,800 square foot covered pavilion with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	Citizens & Southern National Bank
LOCATION:	13500 NW County Road 235
PARCEL ID NUMBERS:	03918-000-000
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±20.55 acres (subject property) ±0.32 acres (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Citizens & Southern 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.
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 Citizens & Southern 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.*

SUMMARY

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Illustration 1. Citizen & Southern National Bank – Sandvik Covered Pavilion Master Site Plan

Illustration 2. Citizen & Southern National Bank – Sandvik Covered Pavilion Dimension Plan

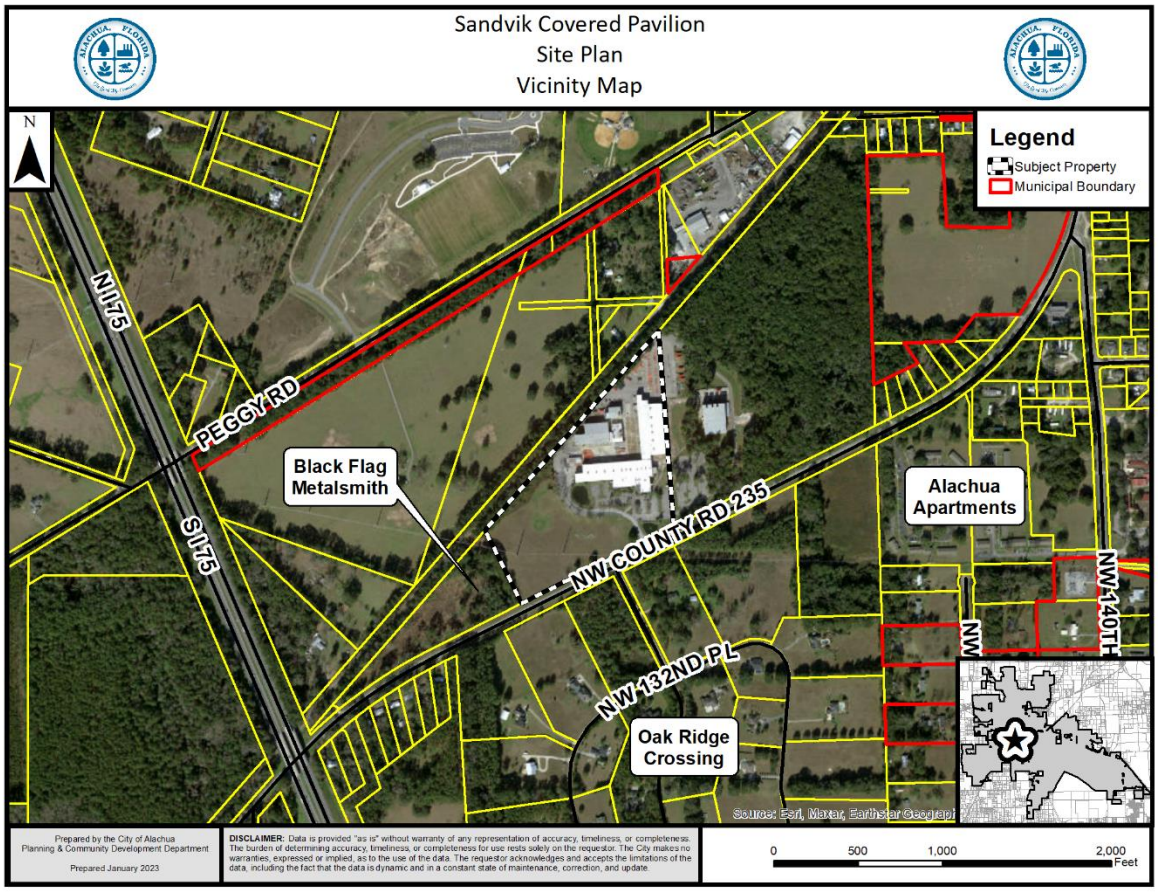
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-Way	N/A	N/A
South	NW County Road 235; Oak Ridge Crossing	Agriculture	Planned Unit Development (PUD)
East	Sandvik Mining & Rock Technology	Industrial	Industrial General (IG)
West	Black Flag Metalsmith	Industrial	Light & Warehouse Industrial (ILW)

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 November 22, 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 unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 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.

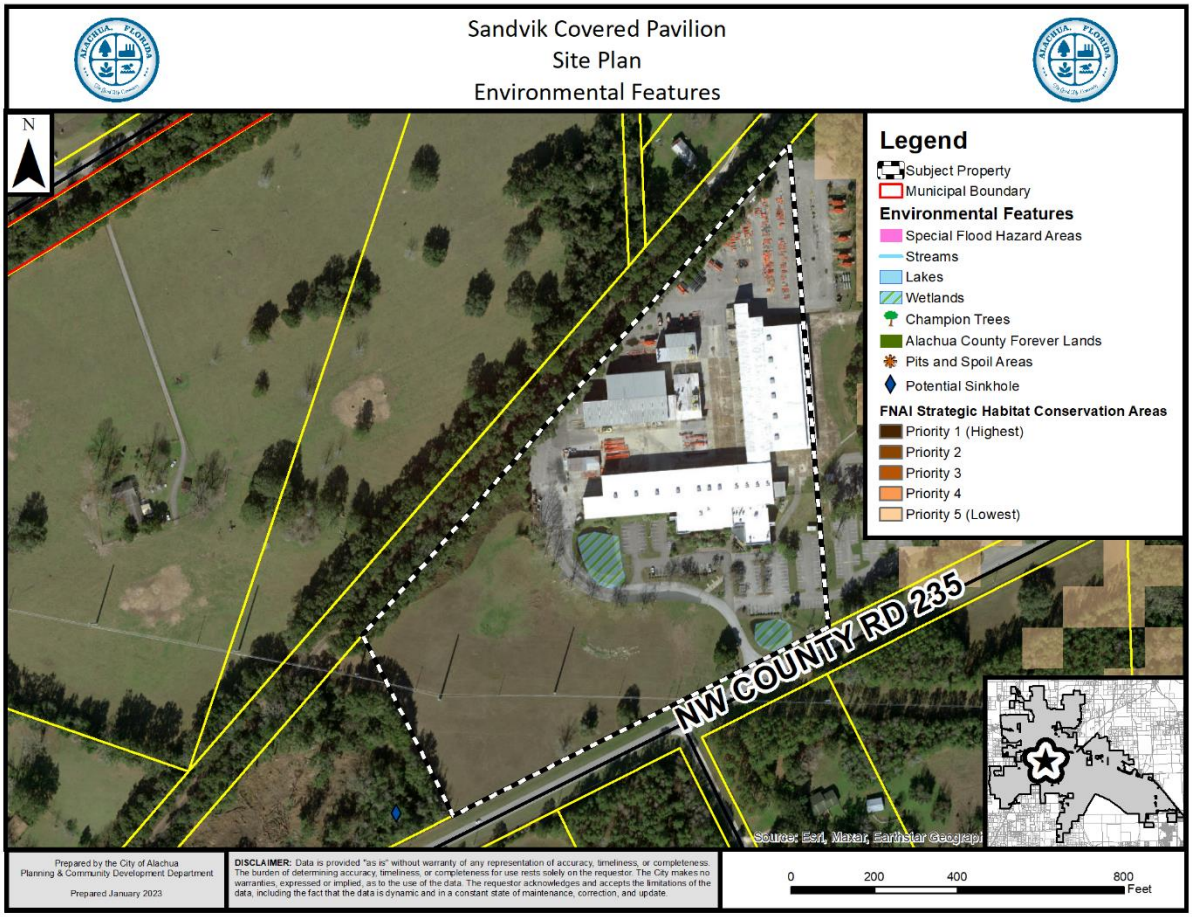
ENVIRONMENTAL CONDITIONS ANALYSIS

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

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

Soil Survey

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

There is one (1) soil type found within the development area:

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.

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

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: 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 Industrial General (IG). The existing use located on the subject property is categorized as "Heavy Manufacturing" 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 heavy manufacturing in Section 4.3.4(D)(1):

4.3.4(D)(1) *Manufacturing, heavy.* Heavy manufacturing uses shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 500 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

Staff Comment: The proposed development will not extend the bounds of the existing use, therefore this standard is not applicable.

(b) *Screen outdoor storage areas.* Screen from view from the public right-of-way and all adjacent parcels except those on which heavy manufacturing uses are located, all outdoor storage areas with a solid (100 percent opaque) fence or masonry wall at least eight feet in height.

Staff Comment: No additional outdoor storage areas are proposed.

(c) *On-site circulation.* Be designed to ensure proper functioning of the on-site transportation circulation system.

Staff Comment: The proposed development will not affect existing on-site transportation/circulation.

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

Staff Comment: The site fronts NW County Road 235 which is classified as a major collector road.

(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 covered pavilion will not result in any additional utility demand or additional traffic. The intent of this development is to provide a cover over an existing work area on the site.

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
CITIZENS & SOUTHERN NATIONAL BANK
(SANDVIK COVERED PAVILION)
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

CITIZENS & SOUTHERN NATIONAL BANK
(SANDVIK COVERED PAVILION)
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

January 19, 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: Sandvik Covered Pavilion Site Plan Application

Dear Ms. Vega:

On January 12, 2023, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of Citizens & Southern National Bank for the Sandvik Covered Pavilion project. 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 **February 14, 2023** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, January 31, 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, January 31, 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, February 13, 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*)
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: **Jan 17, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 1/17/2023

RE: **Sandvik Covered Pavillion Development Plan Application**

Public Services has reviewed the subject project (Nov 30, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Nov 30, 2022 Submittal** This project does not modify any existing potable water, sanitary sewer, stormwater and electric utilities. Thus Public Services approve this submittal. **Approved**
2.	
3	
4	
5.	

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

January 12, 2023

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Completeness Review
Sandvik Covered Pavilion Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on January 12, 2023 are below.

Please address the following:
Miscellaneous

a. Please correct the numbering of the noted under development information on Sheet C000.
RESPONSE: Numbering has been corrected.

b. Please confirm the applicability of note 17 under development information on Sheet C000.
RESPONSE: Note has been removed.

c. Please correct the spelling of "pavilion" throughout the plan set.
RESPONSE: Spelling has been corrected.

d. Full building plans were submitted with the plan sets. Please note this information is not required at the site plan stage and may be removed from the plan set.
RESPONSE: Noted. Building plans have been removed from the set.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 12, 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 Assistance Team (PAT) Summary: Sandvik Covered Pavilion Site Plan Application

Dear Ms. Vega:

On November 30, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Citizens & Southern National Bank for the Sandvik Covered Pavilion project. The application proposes the construction of a ±13,800 square foot covered pavilion with associated site improvements on a ±0.32 acre portion of Tax Parcel Number 03918-000-000.

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.

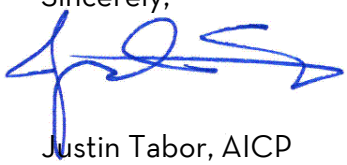
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 31, 2023**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 14, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Miscellaneous*
   a. Please correct the numbering of the noted under development information on Sheet C000.
   b. Please confirm the applicability of note 17 under development information on Sheet C000.
   c. Please correct the spelling of "pavilion" throughout the plan set.
   d. Full building plans were submitted with the plan sets. Please note this information is not required at the site plan stage and may be removed from the plan set.

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)*
Project File

RE: Request for Review - Sandvik Covered Pavilion Site Plan

From : Silver Ware <sware@alachuacounty.us> Wed, Jan 04, 2023 07:45 AM

Subject : RE: Request for Review - Sandvik Covered Pavilion Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Good morning

ACFR has no comment at this time.

Thanks

Chip

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

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

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, January 3, 2023 1:53 PM
To: Adam Hall <AHall@cityofalachua.org>; John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Eiman Abbas <EAbbas@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Kenyata Curtis <KCurtis@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Mark Avery <MAvery@cityofalachua.org>; Mike DaRoza <MDaRoza@cityofalachua.org>; Rodolfo Valladares <RValladares@cityofalachua.org>; Timothy Hunt <THunt@cityofalachua.org>; Thomas Ridgik <TRidgik@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Marian Rush <ma_rush@cityofalachua.org>; Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>
Subject: Request for Review - Sandvik Covered Pavilion Site Plan

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

PAT Members,

The Planning Department has received a new Site Plan Application from EDA Consultants, Inc. for the proposed Sandvik Covered Pavilion project. The application proposes the construction of a ±13,800 square foot covered pavilion with associated site improvements on a ±0.32 acre portion of Tax Parcel Number 03918-000-000.

Project Review Schedule
Initial Application Submittal: November 30, 2022
Completeness Review Letter Issued and Application Deemed Complete: December 28, 2022
PAT Comments Deadline: Tuesday, January 17, 2023 at 5 PM
Staff PAT Meeting: TBD
Applicant PAT Meeting: TBD

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, January 17, 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

December 28, 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: Sandvik Covered Pavilion Site Plan Application

Dear Ms. Vega:

On November 30, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the Citizens & Southern National Bank for the Sandvik Covered Pavilion project. The application proposes the construction of a ±13,800 square foot covered pavilion with associated site improvements on a ±0.32 acre portion of Tax Parcel Number 03918-000-000.

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, January 12, 2023**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

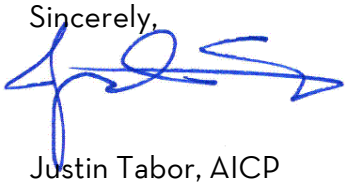
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after 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 not submitted a copy of an ERP or letter of exemption from SRWMD, or documentation which shows an application for an ERP/letter of exemption have been submitted to SRWMD.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

November 29, 2022

City of Gainesville
302 NE 6th Avenue
Gainesville, FL 32601

Re: Sandvik Covered Pavilion
Development Plan Application

The proposed project is construction of a pre-engineered metal canopy over existing concrete on parcel 03918-000-000 at 13500 NW CR 235. The project area is 0.32 acres, located on an approximately 20.55 (+/-) acre parcel containing the Sandvik Mining & Construction Facility, surrounded by a variety of industrial uses on the CR 235 Corridor.

The proposed project will not include any stormwater or utility improvements (water, sanitary, and electric) and will not propose parking improvements.

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.

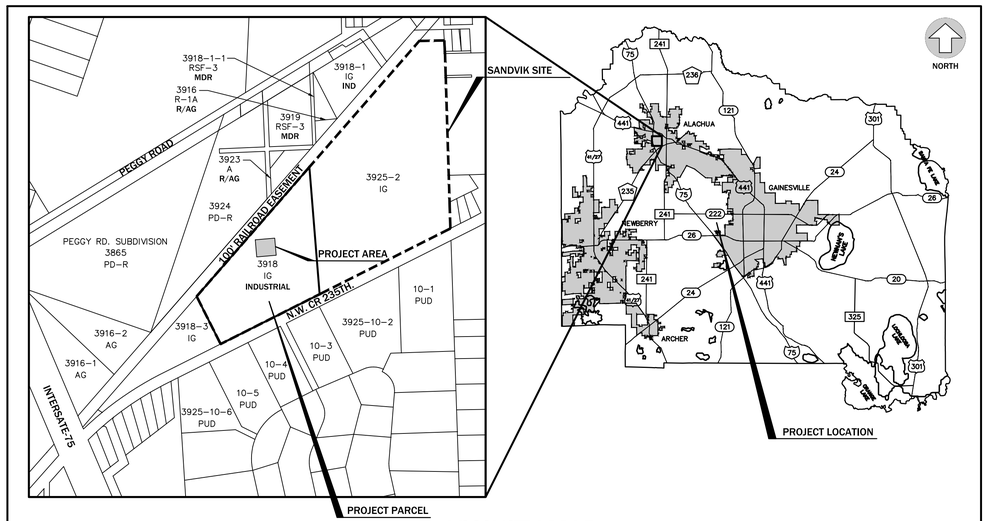
Sincerely,

Claudia Vega, P.E.
Director of Engineering

SANDVIK COVERED PAVILION

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	CITIZENS & SOUTHERN NATIONAL BANK TR C/O DRILTECH INC, NATL BANK 99 ANNEX 13500 NW COUNTY RD 235 ALACHUA, FL 32615-6150
2.	NAME OF PROJECT:	SANDVIK COVERED PAVILION
3.	PROJECT DESCRIPTION:	PROPOSED CONSTRUCTION OF A PRE-ENGINEERED METAL CANOPY OVER EXISTING CONCRETE.
4.	PROJECT ADDRESS:	13500 NW COUNTY RD 235 ALACHUA, FL 32615
5.	TAX PARCEL NUMBER:	03918-000-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	INDUSTRIAL
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
11.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
12.	TRASH AND RECYCLING FACILITIES ARE EXISTING AND LOCATED ON SITE.	
13.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING SOUTH OF ATLANTIC COASTLINE RAILROAD AND NORTH OF STATE ROAD #235, EXCEPT THAT PART OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) GOING SOUTH 100 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) THENCE WEST TO THE ATLANTIC COASTLINE RAILROAD RIGHT OF WAY, THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT OF WAY TO THE NORTH SECTION LINE OF SAID SECTION 22, THENCE EAST TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING IN ALACHUA COUNTY, FLORIDA.

LEGEND:

ZONING:
- A — AGRICULTURE
- IG — INDUSTRIAL, GENERAL
- PUD — PLANNED UNIT DEVELOPMENT
- RSF-3 — RESIDENTIAL, SINGLE FAMILY-3
- R-1A — RESIDENTIAL, SINGLE FAMILY-1A

FUTURE LAND USE:
- A — AGRICULTURE
- IND — INDUSTRIAL
- MDR — MODERATE DENSITY RESIDENTIAL
- R/AG — RURAL AGRICULTURE

TOTAL SITE - IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	895,158	20.55	100.0%
2.	BUILDING COVERAGE:	129,808	2.98	14.5%
3.	PROPOSED BUILDING:	13,939	0.32	1.6%
4.	EXISTING PAVEMENT AND SIDEWALK AREA:	300,128	6.89	33.5%
7.	TOTAL IMPERVIOUS AREA:	443,876	10.19	49.6%
9.	OPEN AREA	41,281	10.36	50.4%

NOTE:
THE PROPOSED BUILDING WILL BE PLACED OVER EXISTING PAVEMENT. NO NEW IMPERVIOUS AREA IS PROPOSED WITH THIS PROJECT.

BUILDING INFORMATION	
BUILDING HEIGHT:	35 FT.
SPRINKLERED:	NO
OCCUPANCY CLASS:	II-NORMAL
CONSTRUCTION TYPE:	B
GROSS FLOOR AREA:	13,800
TOTAL BUILDING AREA UNDER ROOF:	13,800

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C000	COVER-CITY
C020	MASTERPLAN
C100	DIMENSION PLAN
V-001	SURVEY

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:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 22-0142

Project phase: CITY SUBMITTAL

Project title: SANDVIK COVERED PAVILION CITY OF ALACHUA, FL

Sheet title: COVER-CITY

Designed: SJR
Drawn: NJG
Checked: TAR
Date: 01/12/23

Sheet No.: C000

\\server3\engprojects\Sandvik Alachua - Covered Pavilion - 2022-0142\Plans\Current DWG\S22142\1.dwg, C000-COVER-CITY, 1/12/2023 1:10:43 PM, TAR, DWG To PDF.pc3

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" = 120'

0 60 120 240

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Project No: 22-0142

Project phase: CITY SUBMITTAL

Project title:

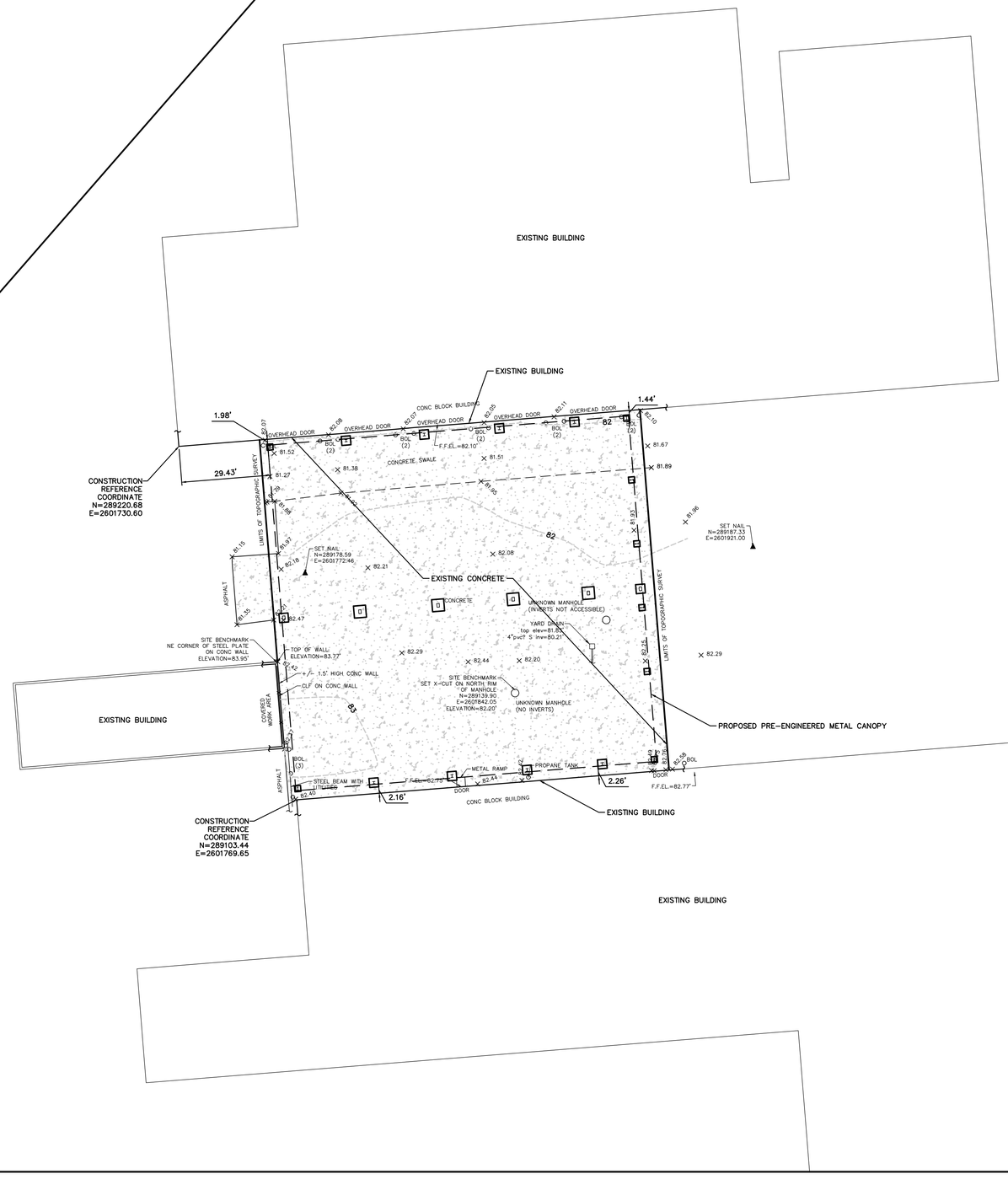
SANDVIK COVERED PAVILION
CITY OF ALACHUA, FL

Sheet title: MASTERPLAN

Designed:	SJR
Drawn:	NJG
Checked:	TAR
Date:	01/12/23

Sheet No.: C020

\\server3\engprojects\Sandvik Alachua - Covered Pavilion - 2022-0142\Plans\Current DWGS\220142f1.dwg, C020-MASTER, 1/12/2023 10:48:05 AM, TAR, DWG to PDF.pc3



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" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Project No: 22-0142

Project phase: CITY SUBMITTAL

Project title: SANDVIK COVERED PAVILION CITY OF ALACHUA, FL

Sheet title: DIMENSION PLAN

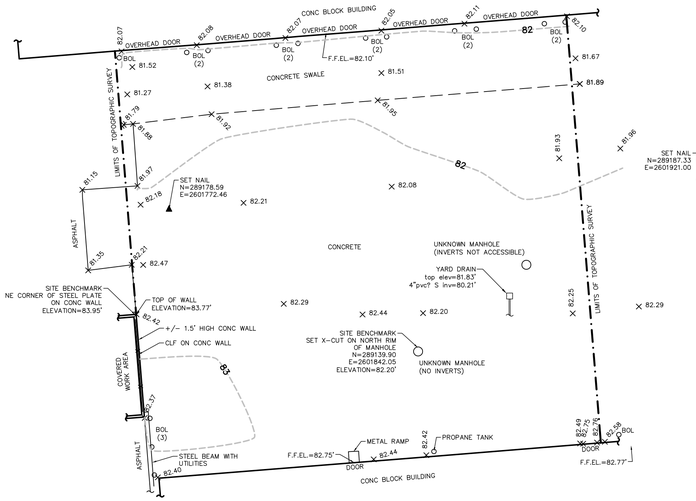
Designed: SJR	Sheet No.: C100
Drawn: NJG	
Checked: TAR	
Date: 01/12/23	

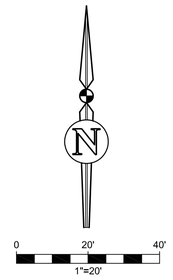
\\server3\engprojects\Sandvik Alachua - Covered Pavilion - 2022-0142\Plans\Current DWG\S22142J1.dwg, C100 - DIMENSION PLAN, 1/12/2023 10:48:06 AM, TAR, DWG To PDF.pc3

TOPOGRAPHIC SURVEY

OF

A PORTION OF SECTION 22 TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





LEGEND:

CLF	=	CHAIN LINK FENCE
CONC	=	CONCRETE
E	=	EASTING
ELEV	=	ELEVATION
F.F.EL	=	FINISHED FLOOR ELEVATION
INV	=	INVERT
N	=	NORTHING
NAVD	=	NORTH AMERICAN VERTICAL DATUM OF 1988
PVC	=	POLY-VINYL CHLORIDE
O BOL	=	TRAFFIC BOLLARD
82.00 X	=	SPOT ELEVATION (HARD SURFACE)
82.0 X	=	SPOT ELEVATION (SOFT SURFACE)
80	=	ELEVATION CONTOUR LINE

SURVEYOR'S NOTES:

1) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (NAVD 1988) AND WERE ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) ON AN OFFSITE BENCHMARK. ELEVATIONS ONSITE WERE ESTABLISHED BY DIFFERENTIAL LEVELING FROM SAID OFFSITE BENCHMARK.

2) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

3) THE PROPERTY SHOWN HEREON LIES WITHIN A PORTION OF ALACHUA COUNTY TAX PARCEL 03918-000-000 PER THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE.

4) HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT. SAID COORDINATES WERE ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) WITH AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.1'.

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(s) ___ X (UNSHADED) ___ AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 12001C ___ COMMUNITY
NUMBER: 120884 ___ PANEL: 0125D ___ EFFECTIVE DATE:
AS BEING ___ SAID MAP DESCRIBES ZONE(s) ___ X (UNSHADED)
FLOOD PLAIN. *AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

No.	Date	Comment

eda consultants inc.
720 S.W. 2nd Avenue, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

eda consultants inc. LB 2389
Corporate Authorization No. LB 2389
Rp: ALEJANDRO PEREZ P.S.M. 6839

Project No. 2022-0142 SOU
Drawn AP
Check AP

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2020

1069 Fieldbook
39-40 Page
11/03/2022 Survey Date
11/04/2022 Drawing Completed
Revised

PREPARED FOR: 1)
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 11/03/2022

Sheet No.:

V-001

\\SERVER13\survey_Projects\2022\2022-0142 (Sandvik Additional Topo)\dwg\2022-0142.dwg - Layout1
Plotted Nov 04, 2022 - 11:45:33 - aperez

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: Sandvik Alachua – Covered Pavilion
2. Pre-Application Conference Date: 09/08/2022
3. Neighborhood Meeting Date: 11/22/2022
4. Address of Subject Property: 13500 NW County Rd 235, Alachua, FL 32615
5. Parcel ID Number(s): 03918-000-000
6. Existing Use of Property: Mining facility
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General
9. Acreage: 20.55 Total; Project area 0.32 acres
10. Total Existing Building Square Footage, if applicable: 129,808 SF
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: 13800 SF
13. Total New Impervious Area Proposed (not including building area): 0

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega 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): CITIZENS & SOUTHERN NATIONAL BANK TR
   Mailing Address: 13500 NW COUNTY RD 235
   City: Alachua State: FL ZIP: 32615-6150

** 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

***No new utility connections proposed.

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

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 November 30, 2022, 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: 13500 NW County Rd 235, Alachua FL 32615-6150

Parcel ID Number(s): 03918-000-000

Acreage: 20.55

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Scott Barker Title: VP of Supply

Company (if applicable): Citizens & Southern National Bank TR

Mailing Address: 13500 NW County Rd 235

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Claudia Vega 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

Signature of Co-applicant

SCOTT BARKER, VP SUPPLY

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 23 day of November, 2022 by Joanne Triplett, who is/are personally known to me, or who has/have produced Driver License as identification.

NOTARY SEAL

JOANNE LOUISE TRIPLETT
Notary Public - State of Florida
Commission # HH 298046
My Comm. Expires Aug 7, 2026
Bonded through National Notary Assn.

Joanne Louise Triplett

Signature of Notary Public, State of Florida

Concurrency Impact Analysis
Sandvik Covered Pavilion

The proposed 115' x 120' covered pavilion will not create any additional utility demand or additional traffic. This will provide a cover over existing work area on the site.

Stormwater:

No stormwater retention is proposed – the covered pavilion will be placed over existing impervious area on the site.

Potable Water and Sanitary Sewer:

No water or sewer demand is projected for the covered pavilion.

Solid Waste:

No additional solid waste will be generated by the proposed covered pavilion.

Traffic:

The proposed covered pavilion will not change the traffic impact of the existing project site as a light industrial/manufacturing use and will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (CR 235).

Sandvik – Covered Pavillion

Statement of Proposed Uses

The proposed 115’ by 120’ covered pavilion between two existing buildings will provide space to support an existing manufacturing company in the City of Alachua.

Comprehensive Plan Consistency

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 development will serve the intent of the Industrial future land use designation, as it will provide additional space for an existing manufacturing company in the City of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The proposed covered pavilion area will support the existing industrial operation on the site.

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;*

   Consistency: The proposed site plan does not include any changes to the current site access/driveway configuration. The proposed covered pavilion is located between existing buildings.

2. *Buffering from adjacent existing/potential uses;*

   Consistency: All required buffers and setbacks are shown on plans.

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

<u>Consistency</u>: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

   <u>Consistency:</u> The covered pavilion is proposed over existing impervious area and no additional stormwater retention is required.

5. *Placement of signage;*

   <u>Consistency:</u> No additional signage is proposed.

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> No additional site lighting is proposed as a part of this project.

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 proposed site plan does not include any changes to the current site access/driveway configuration. The proposed covered pavillion is located to the side of existing buildings.

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

   <u>Consistency</u>: The proposed covered pavilion is at the center of the property, between existing buildings and over existing impervious area. No stormwater retention area is proposed, so no additional landscape is required.

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 significant environmental resources on this site.

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>: None are proposed.

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 but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

    <u>Consistency:</u> The industrial use on site has less than a 0.50 floor area ratio.

6.6.3 Residential protection standards.

(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) Hours of operation and deliveries. Hours of operation and deliveries.

Consistency: Proposed hours of operation are 7am – 6pm.

(2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Consistency: The proposed covered pavilion is at the center of the property, between existing buildings and away from adjacent residential properties.

(3) Placement of trash receptacles. Placement of trash receptacles.

Consistency: No trash receptacles are proposed as a part of this site plan.

(4) Loading and delivery area. Location of loading and delivery areas.

Consistency: No loading or delivery areas are proposed as a part of this site plan.

(5) Lighting. Lighting location, intensity, and hours of illumination.

Consistency: No exterior lighting is proposed as a part of this site plan.

(6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Consistency: The proposed covered pavilion is at the center of the property, between existing buildings and away from adjacent residential properties.

(7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.

Consistency: The proposed covered pavilion is at the center of the property, between existing buildings and over existing impervious area. No stormwater retention area is proposed, so no additional landscape is required.

(8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Consistency: The proposed covered pavilion is proposed between existing buildings on the property and will not be visible from the road.

(9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.

Consistency: The proposed covered pavilion will not impact natural lighting or solar access.

(10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.

Consistency: The proposed covered pavilion will not produce any odors or fumes.

(11) Paving and parking areas. Paving to control dust.

Consistency: The proposed covered pavilion is proposed over existing impervious area. No additional paving is proposed on site and other paved driveways and parking will remain.

(12) Placement or configuration of site design. Placement or configuration of site design.

Consistency: The proposed site plan does not include any changes to the current site access/driveway configuration. The proposed covered pavilion is located between existing buildings.

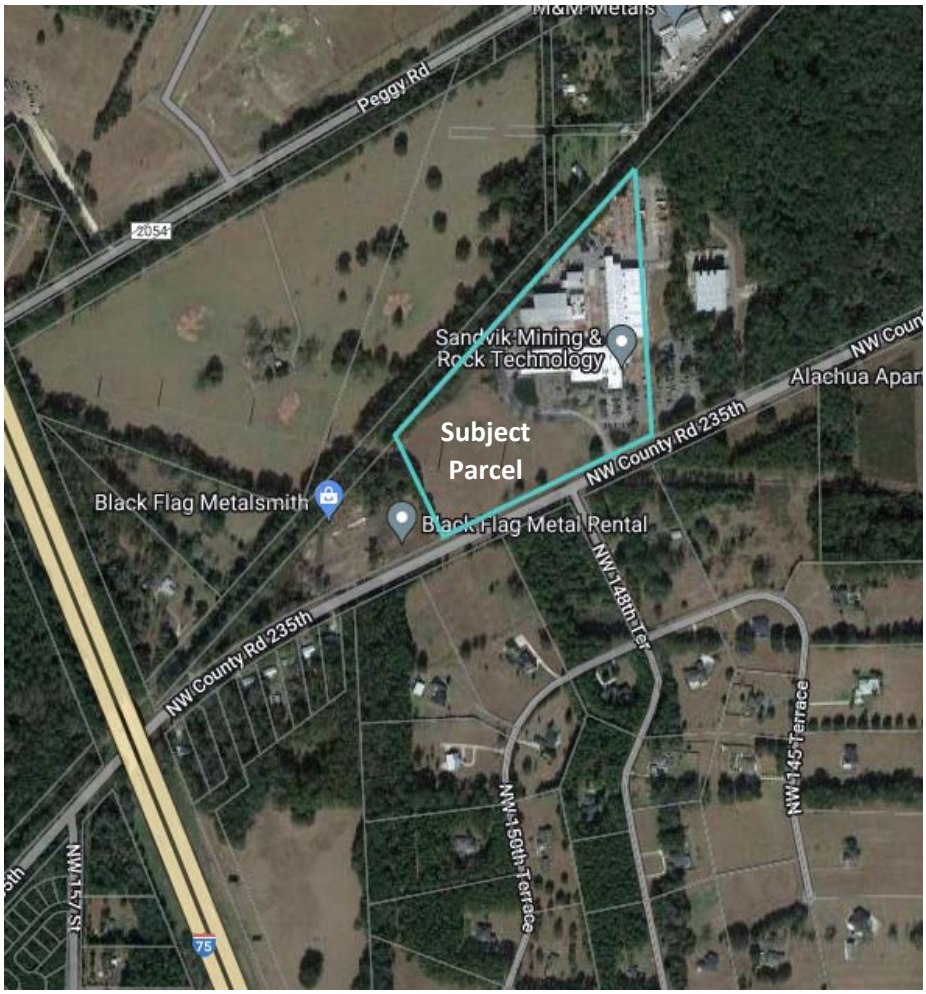
NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, November 22, 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 proposed site plan for an approximately 14,000 SF covered pavilion located at 13500 NW County Rd 235, Alachua, FL 32615 on Alachua County Tax Parcel 03918-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541

03925-010-006
CURRENT RESIDENT
13100 NW 150TH TER
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03919-000-000
HUNTER BILLY R & CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03925-010-002
CURLS CALVIN
370 SE 4TH AVE
MELROSE, FL 23666

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03925-010-003
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03865-000-000
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03916-000-000
MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
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Shasta Schoellhorn
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Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

SW 2nd Avenue
n Tower, Suite 300
esville, FL 32601

JACKSONVILLE FL 320
7 NOV 2022 PM 3 E

03925-010-003
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

NIXIE 331 FE 1 0011/13/22
RETURN TO SENDER
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UNABLE TO FORWARD
BC: 32601121275 *1687-02757-13-13

UTF
33435-280083
32601>1212

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
6 OCT 2022 PM 4 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32601
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OCT 06 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 *1738-08574-06-44

FWD
32653-[illegible]

Alachua County Today
P.O. Box 2135
Alachua FL 32616
386.462.3355 ads@alachuatoday.com

Invoice Number	Invoice Date
1465	11/3/2022

Advertiser No.	Amount Due	Due Date
4498	**$64.06**	**12/3/2022**

EDA
720 SW 2nd Ave
Suite 300
Gainesville FL 32601

Amount Enclosed

_____

Please detach top portion and return with your payment.

INVOICE

Alachua County Today — EDA — Invoice No. 1465 — 11/3/2022

Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount
11/3/2022	846 ACT	Display: ROP/Anywhere: Dis. ad 2x3.125 - Neighborhood Workshop - Sandvik Alachua Pavilion	2 x 3.125			$64.06
					Sub Total:	$64.06
			Total Transactions: 1		**Total:**	**$64.06**

SUMMARY **Advertiser No.** 4498 **Invoice No.** 1465 **Invoice Amount** $64.06

Please make checks payable to: Alachua County Today

Thank you for Advertising with our paper! We are glad you have entrusted us to assist you with marketing your business.

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop - Sandvik Alachua Pavilion**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **November 3, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **3rd day of November 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Minutes

Project: Sandvik Alachua Covered Pavilion

Meeting Date & Time: November 22, 2022, at 5:00 p.m.

Community Participants: 0 participants in total

Project Representatives: Stephanie Sutton, eda
Heather Hartman, eda

Meeting Minutes:

No attendees entered the meeting, therefor there are no meeting minutes, and the meeting was closed at 5:15pm.

THIS INSTRUMENT PREPARED BY:
John M. Steadham
515 North Main Street, Suite 300
Gainesville, Florida

FILED

1979 JUL 24 AM 8:56

CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA

QUIT CLAIM DEED AND BILL OF SALE

THIS BILL OF SALE, made and entered effective the 1st day of July, 1979, by and between DRILTECH INC., a Delaware corporation duly authorized to do business within the State of Florida, whose principal place of business is located at One Driltech Drive, Post Office Box 338, Alachua, Florida, 32615, hereinafter referred to as "Corporation," and THE CITIZENS AND SOUTHERN NATIONAL BANK, hereinafter referred to as "Mortgagee" and sometimes as "Trustee," a national banking association acting in its capacity as Trustee under the provisions of that certain Trust Indenture dated July 1, 1979, between the City of Alachua, Florida, hereinafter referred to as the "Issuer" and THE CITIZENS AND SOUTHERN NATIONAL BANK, as Trustee, whose principal office is located at 99 Annex, 222 Mitchell Street, Second Floor, Atlanta, Georgia, 30399.

W I T N E S S E T H:

WHEREAS, the Corporation and the Issuer have entered into an Installment Sale Agreement dated July 1, 1979, hereinafter referred to as the "Agreement," copies of which are on file with the Issuer, the Corporation, and the Trustee and the terms of which are by this reference incorporated herein as though the same had been set forth in full, and

WHEREAS, the Issuer and Trustee have entered into a Trust Indenture dated July 1, 1979, hereinafter referred to as the "Indenture," copies of which are on file with the Issuer, the Corporation, and the Trustee and the terms of which are by this reference incorporated herein as though the same had been set forth in full, and

WHEREAS, the Trustee and the Corporation have entered into a Mortgage and Security Agreement dated July 1, 1979, hereinafter referred to as the "Mortgage," copies of which are on file with the Issuer, the Trustee and the Corporation and the terms of which are by this reference incorporated herein as though the same had been set forth in full, and

WHEREAS, pursuant to the Agreement the Corporation is required to convey title to the Project, as therein defined, to the Trustee as Trustee for the Issuer pursuant to the Trust as set forth in the Indenture, and

WHEREAS, pursuant to the Indenture the Issuer is required to convey title to the Project, as therein defined, to the Trustee to be held in trust by the Trustee pursuant to the terms of the Indenture, and

O.R. BOOK 1222 PAGE 131

476619

WHEREAS, pursuant to the terms of the Indenture and the Agreement the Issuer has authorized the issuance and sale of not exceeding $5,000,000 aggregate principal amount of its Industrial Development Revenue Bonds (Driltech Inc. project), and

WHEREAS, $3,000,000 in aggregate principal amount of such Industrial Development Revenue Bonds (Driltech Inc. project series 1979) have been authorized, issued and sold by the Issuer and it is contemplated that an additional $2,000,000 in aggregate principal amount of such Industrial Development Revenue Bonds (Driltech Inc. project) will be issued and sold in the future, and

WHEREAS, all such Industrial Development Revenue Bonds (Driltech Inc. project), hereinafter referred to as the "Bonds," are and shall be secured as provided in the Indenture, the Agreement, and in the Mortgage,

NOW, THEREFORE, pursuant to the terms of the Indenture and the Agreement, and for and in consideration of the sum of One Dollar ($1.00) in hand paid by the Trustee to the Corporation this date, and for other good and valuable considerations, the receipt of which is acknowledged, the Corporation does hereby grant, bargain, sell, transfer and deliver to the Trustee the following described real and personal property:

(1) All the land located in the County of Alachua, State of Florida, described in the attached Exhibit A;

(2) All improvements heretofore and hereafter constructed on the real property described in the attached Exhibit A constructed or to be constructed pursuant to the Agreement in accordance with the Plans and Specifications as therein defined; all of which is hereinafter collectively referred to as the "Project."

TO HAVE AND TO HOLD the Project and all parts thereof unto Trustee, its successors and assigns, to its own proper use and benefits forever, subject, however, to the terms and conditions as set forth in the Indenture, the Agreement and the Mortgage.

BOOK 1222 PAGE 132

IN WITNESS WHEREOF, the Corporation has signed, sealed and delivered these presents effective the day and year first above written.

DRILTECH INC.

Attest: James G. Agee, Secretary

By: Richard T. Haenel, President

(CORPORATE SEAL)

STATE OF FLORIDA)
:
COUNTY OF ALACHUA)

The foregoing instrument was acknowledged before me this 20TH day of July, A.D. 1979, by Richard T. Haenel and James G. Agee, the President and Secretary, respectively, of DRILTECH INC., a Delaware corporation, on behalf of said corporation.

Notary Public

(SEAL)

Notary Public, State of Florida at Large
My Commission Expires May 5, 1983
Bonded By American Fire & Casualty Company

O.R. BOOK 1222 PAGE 133

EXHIBIT A
TO
QUIT CLAIM DEED AND BILL OF SALE
FROM DRILTECH INC. TO
THE CITIZENS AND SOUTHERN NATIONAL BANK

Alachua County Property

That certain parcel of real property located in Alachua County, Florida, and being more particularly described as follows:

That part of government Lots 1 and 3 in Section 22, Township 8 South, Range 18 East, lying south and east of the Seaboard Coastline Railroad (formerly Atlantic Coastline Railroad) and North of State Road 235, being more particularly described as: starting at the NW corner or the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West 1259.85 feet to the point of beginning; thence run South 00°20'48" West 1147.87 feet, thence run South 68°15'11" West 992.31 feet; thence run North 21°44'49" West 482.44 feet; thence run North 46°03'11" East 1538.06 feet to the point of beginning, containing 20.00 acres more or less.

SUBJECT TO taxes accruing subsequent to December 31, 1978, easements, restrictions, conditions and limitations of record, and subject to applicable zoning ordinances.

ALACHUA COUNTY 068640 FLORIDA DEPT. OF REVENUE JUL24'79 S.D. 11013 DOCUMENTARY SURTAX ≈00.55 STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JUL24'79 ≈00.30

O.R. BOOK 1222 PAGE 134

Real Estate Account #03918 000 000

Owner:
CITIZENS & SOUTHERN NATIONAL BANK TR

Situs:
13500 NW COUNTY RD 235
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 **11/18/2022** for **$66,270.13**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $66,270.13	11/18/2022	**Receipt** #22-0024984	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $68,108.60	11/10/2021	**Receipt** #21-0017441	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $69,711.95	01/29/2021	**Receipt** #20-0099174	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $70,465.69	11/22/2019	**Receipt** #19-0032127	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $71,594.27	11/30/2018	**Receipt** #18-0045381	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $74,224.20	11/30/2017	**Receipt** #17-0045606	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $75,047.29	11/30/2016	**Receipt** #16-0049691	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $76,610.27	11/23/2015	**Receipt** #15-0026889	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $76,046.20	12/01/2014	**Receipt** #14-0038767	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $76,770.60	11/25/2013	**Receipt** #13-0028062	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $77,832.88	11/27/2012	**Receipt** #12-0035623	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $81,609.46	11/30/2011	**Receipt** #2011-1014992	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $86,172.77	11/10/2010	**Receipt** #2010-1004289	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $101,561.34	11/17/2009	**Receipt** #2009-1005186	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $93,176.64	11/17/2008	**Receipt** #2008-9006157	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $88,126.60	11/14/2007	**Receipt** #2007-7001928	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $89,883.19	11/27/2006	**Receipt** #2006-9084347	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $91,118.90	12/13/2005	**Receipt** #2005-9055604	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $88,078.07	11/29/2004	**Receipt** #2004-4009607	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $83,345.78	11/20/2003	**Receipt** #2003-3015888	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $74,617.14	11/21/2002	**Receipt** #2002-0212682	Print (PDF)
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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Suwannee River Water Management District

ePermit

cvega@edafl.com

Dashboard My

Suwannee River WMD

Thank you!

Thank you for your application submittal 204812-4

Your confirmation number is 293705

Your new permit application number is 204812-5

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.

Print your completed application

Document Management

The District has accepted your application, and the application is being evaluated by our staff.

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

If you require assistance with this application, please contact Regulatory-Support@srwmd.org.

Continue

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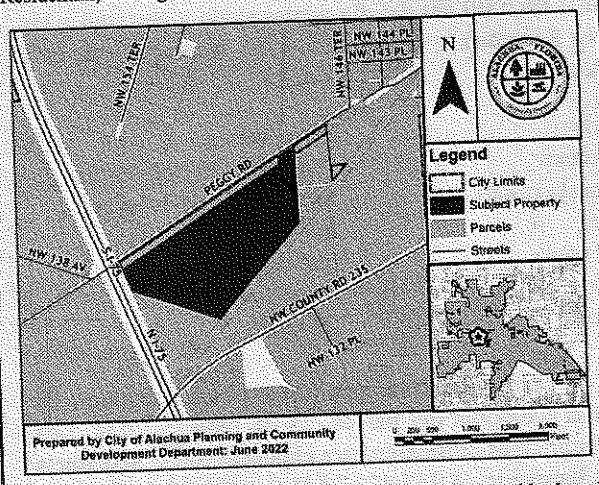
City of ALACHUA

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

otice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 14, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of the Preliminary Plat and Final PD Plan for the Peggy Road Subdivision PD-R, which proposes the subdivision of a ±51.26 acre property into a total of 150 lots, with associated common areas and right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 - February 02, 2023)

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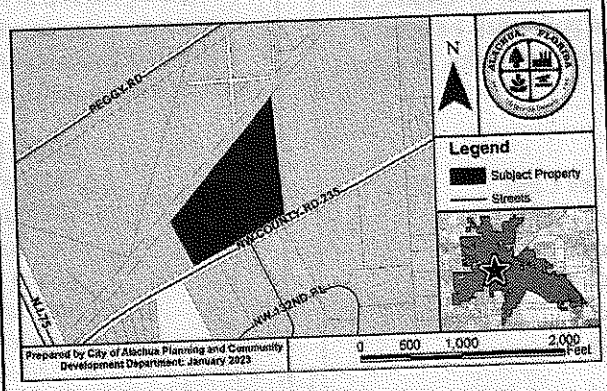

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(Published: Alachua County Today - February 02, 2023)

Alachua County Today
is your best source for local news - 386.462.33

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(name)
SIGN ON 1/30/2023 FOR THE Sandvik Covered Pavilion Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

Four (4)
(number of signs)

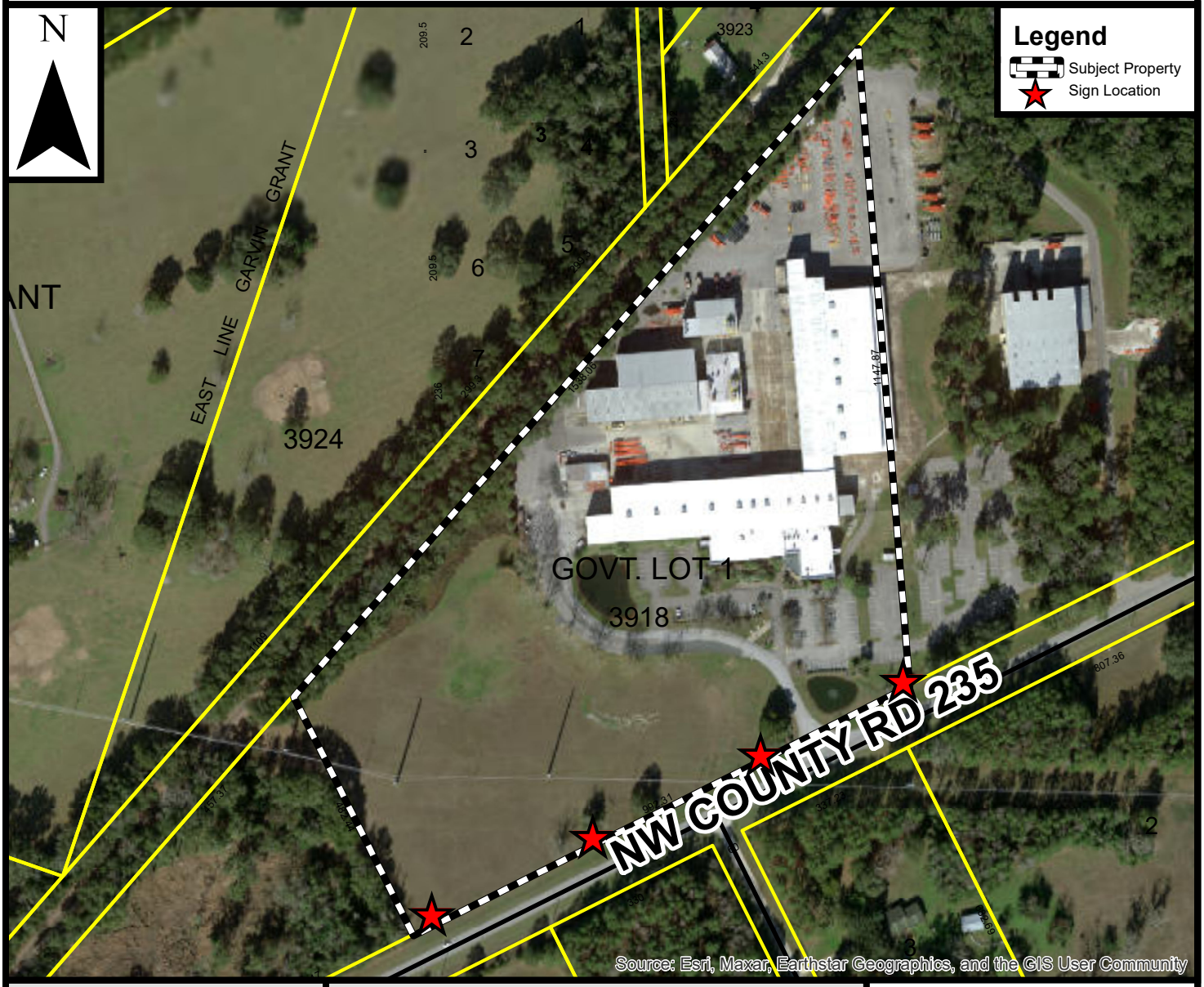
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Sandvik Covered Pavilion
Site Plan
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 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

Mailed 1/30/23

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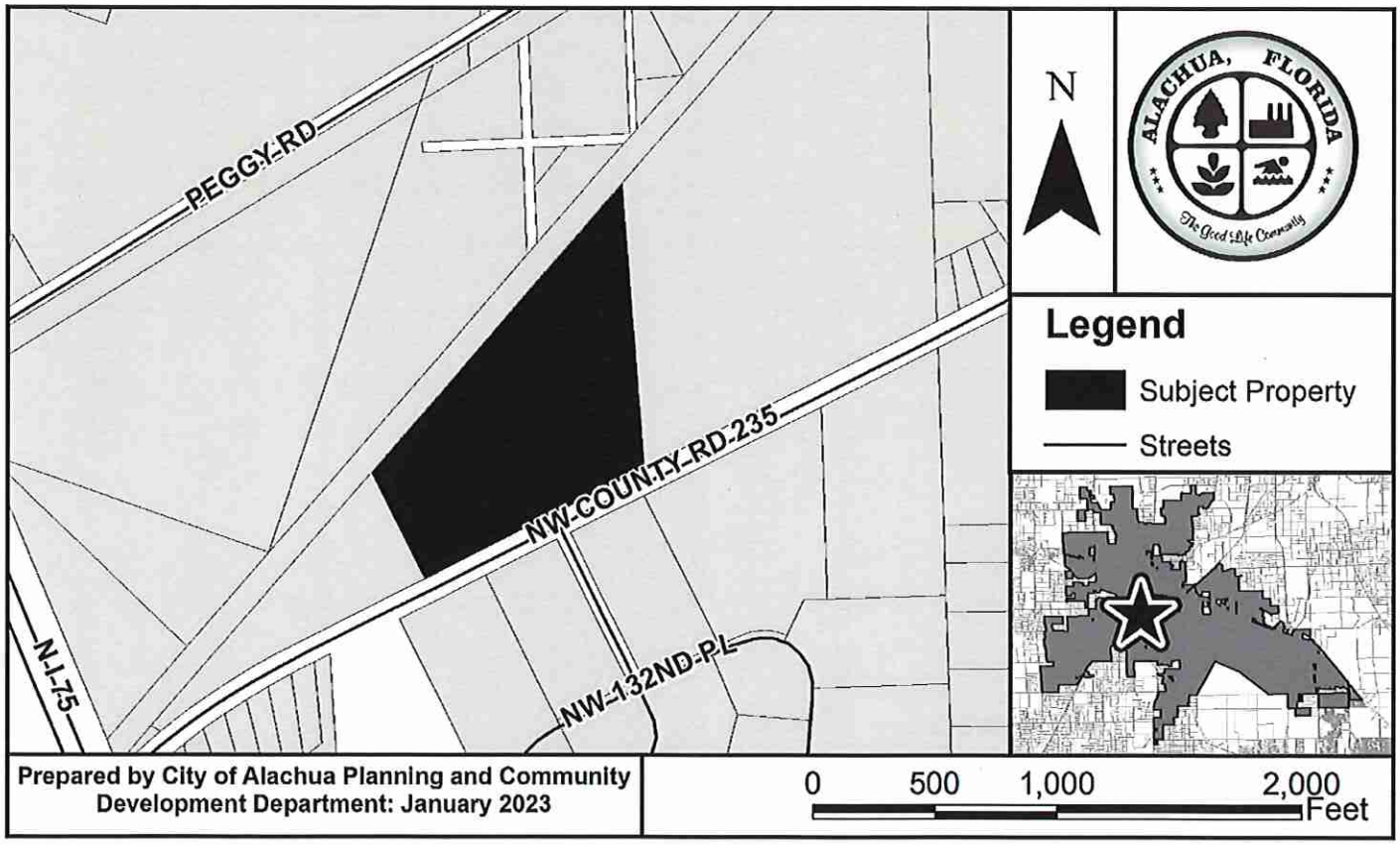

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates
Pull along line to expose Pop-up Edge | Use Avery Template 5160

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Gainesville, FL 32653

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288 Turkey Creek
Alachua, FL 32615

Tom Gorman
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Alachua, FL 32653

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George and Joan Walker
12910 NW 151st Road
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CURRENT RESIDENT
13100 NW 150TH TER
ALACHUA, FL 32615

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03925-010-003
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03916-000-000
MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-010-002
CURLS CALVIN
370 SE 4TH AVE
MELROSE, FL 23666

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

03865-000-000
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03919-000-000
HUNTER BILLY R & CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

03923-001-000
JACKSON ROBERT HEIRS
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ALACHUA, FL 32616-0657

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/14/2023
SUBJECT: 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).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Tidewater Properties, LLC., subject to the four (4) conditions provided in Exhibit "A", 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 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.

Summary

This application is 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 proposing the construction of 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.

The subject property is south of US 441, east of NW 59th Terrace and the Turkey Creek subdivision.

The proposed development will convey the development's stormwater runoff to two proposed stormwater basins. Access to the site will be provided by a new driveway connection to NW 59th Terrace.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Duration Builders Self-service storage Site Plan
- Application and Supporting Materials - Part 1
- Application and Supporting Materials - Part 2
- Public Notice Materials for the 02/14/23 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a self-service storage facility comprised of eight buildings totaling ±28,751 square feet with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., eda consultants, inc.
PROPERTY OWNER:	Tidewater Properties, LLC.
LOCATION:	South of US 441, east of NW 59th Terrace
PARCEL ID NUMBER:	Portion of 05885-010-007
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±5.48
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve 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.
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 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.*

SUMMARY

This application is 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 proposing the construction of 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.

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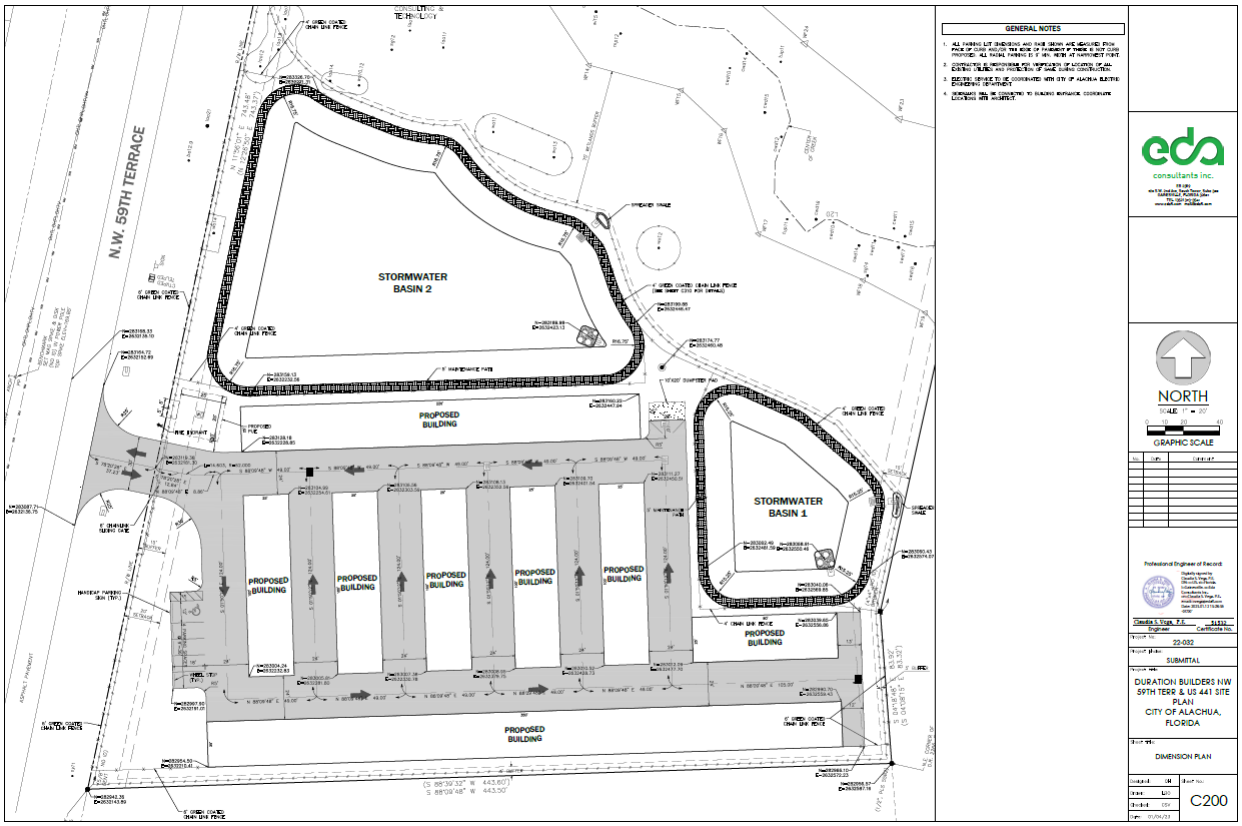
The proposed development will convey the development's stormwater runoff to two proposed stormwater basins. Access to the site will be provided by a new driveway connection to NW 59th Terrace.

Illustration 1. Duration Builders Mini Storage Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

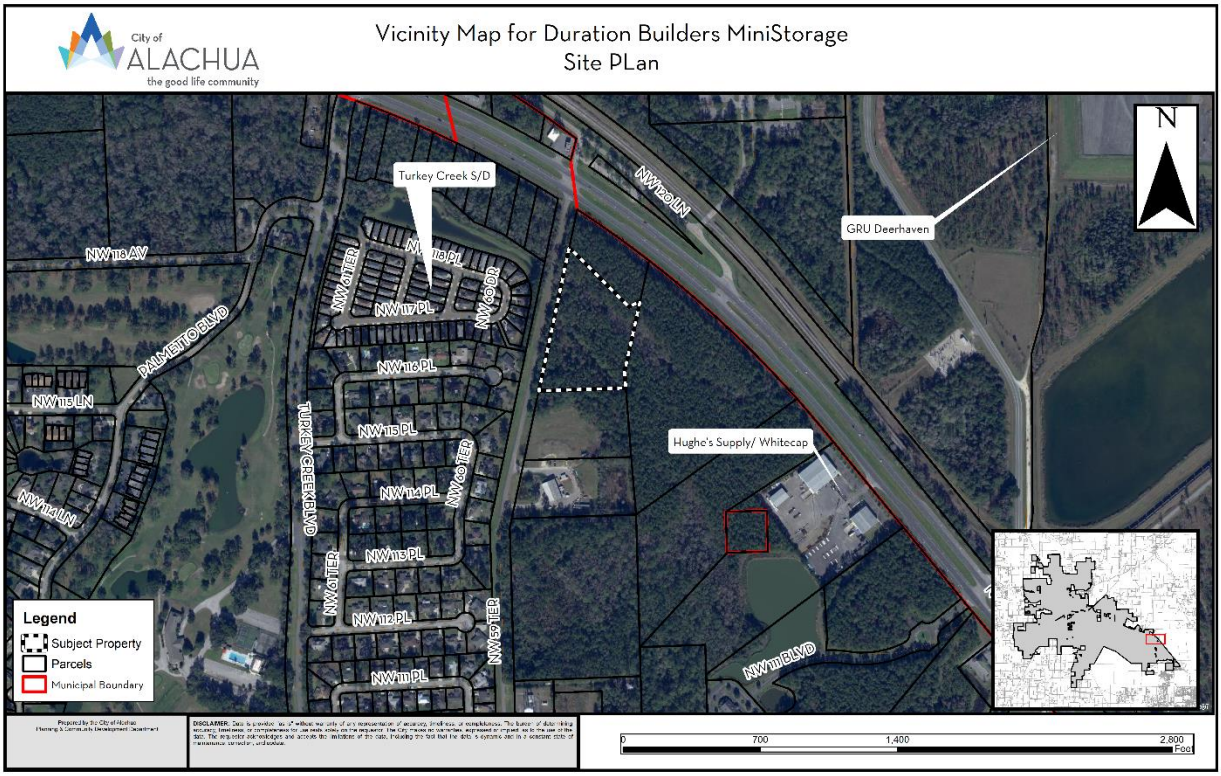


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Landscape Services	Agriculture	A
East	Vacant Commercial	Commercial	CI
West	Single Family- Residential	Medium Density Residential	PUD

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 July 26, 2022 at the Alachua Branch Library. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 4 (four) members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The Subject property contains a surface water body (branch of Turkey Creek) that transects from west to east. The applicant has demonstrated applicable buffers have been provided. Based on the best available data, there are no other significant environmental resources that would limit or impact development.

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

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

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

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

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

Transportation Element

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

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

Community Facilities Element

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

Analysis of Consistency with Policy 1.10.g: The site plan demonstrates a minimum of 75' buffer from all delineated wetlands.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters 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
Surface waters 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 surface water.	100' average 75' minimum

Analysis of Consistency with Policy 1.12.d: The site plan demonstrates a minimum of 75' buffer from all surface water features.

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

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

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

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

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

The applicant has provided the delineated wetlands located on the subject property. These areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

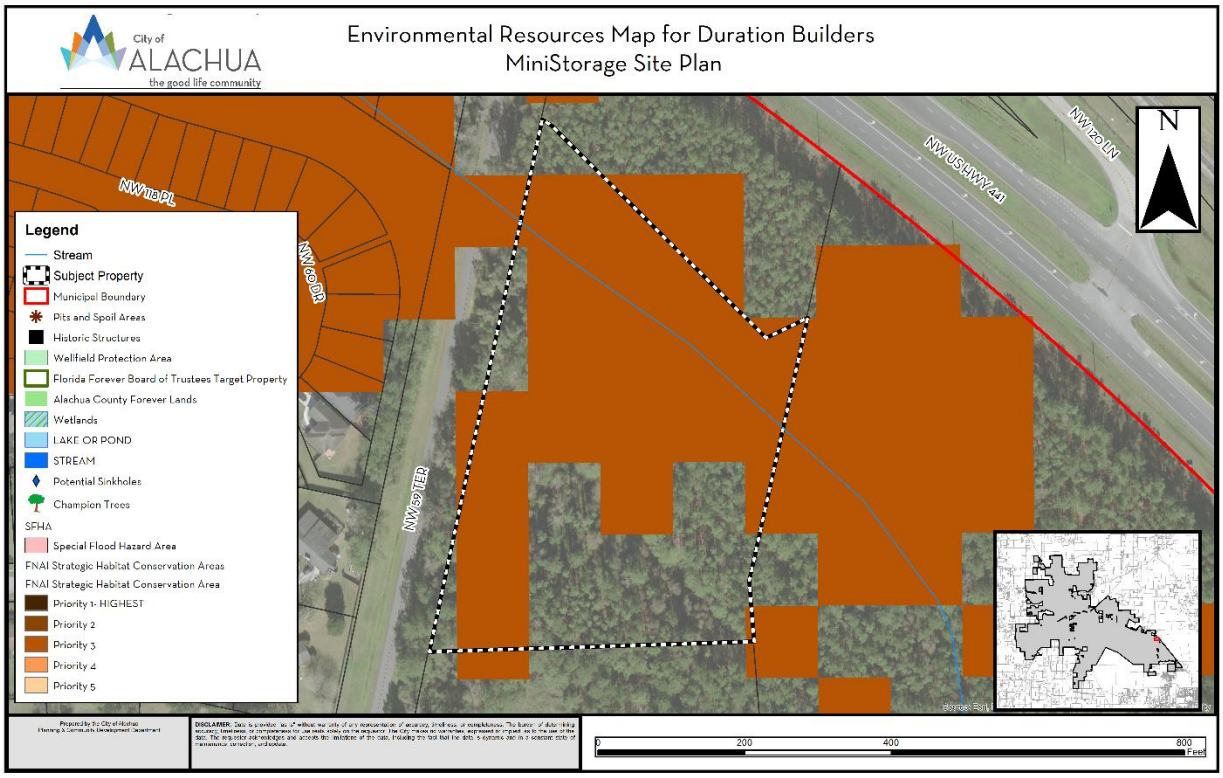
Evaluation: The application demonstrates compliance with applicable wetland buffer requirements as set forth by the City's Comprehensive Plan.

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. There are areas of the site with a ranking of PNA 3. 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 development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Pelham Sand	B/D	Poorly drained	Very limited	0.4
Pomona Sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited	41.1
Mulat Sand	C/D	Poorly drained	Very limited	58.5

Evaluation: The soil type present on the subject property poses significant limitations for development, which have been addressed through a related condition of approval. The applicant has provided drainage design notes that includes a Geotechnical Report completed by GSE Engineering and Consulting, Inc. This report indicates that soil conditions can be overcome through specific construction and design recommendations.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI), which permits self-serve storage uses, subject to the use-specific standards found in Section 4.3.4 (H).

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Self-service storage uses are permitted subject to the use-specific standards found in Section 4.3.4 (H). These standards are:

(1) *Commercial uses permitted on site.* The only commercial uses permitted on site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial, industrial, or recreational activity on the site.
(2) *Security or caretaker's quarters.* One security or caretaker quarters may be developed on the site.
(3) *Not legal address.* Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.
(4) *Enclosed buildings.* Except as provided in this subsection, all property stored on the site shall be entirely within enclosed buildings.
(5) *Open storage of recreational vehicles and dry storage of boats.* Open storage of recreational vehicles and dry storage of boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

(a) *Designated area.* The storage shall occur only within a designated area. The designated area shall be clearly delineated.
(b) *Area.* The storage area shall not exceed 25 percent of the buildable area of the site.
(c) *Screening.* The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building and/or solid fencing with landscaping on the outside of the fence.
(d) *Not within setbacks.* Storage shall not occur within the area set aside for minimum building setbacks.

(e) *No dry stacking of boats.* No dry stacking of boats shall be permitted on site.

(f) *No vehicle maintenance, washing or repair.* No vehicle maintenance, washing or repair shall be permitted.

(6) *Lot area.* The minimum lot area shall be three acres.

(7) *Minimum separation between building.* If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

(8) *Height.* With the exception of a structure used as a security or caretaker quarters, the maximum height of a self-service storage facility shall be 30 feet. In addition, a parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed 35 feet.

(9) *On-site circulation.*

(a) *Interior parking.* Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisleways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

(b) *Mark traffic flow patterns.* The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows.

(c) *Circulation of vehicles and emergency equipment.* Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

(10) *Lighting.* Outdoor lighting shall be the minimum necessary to discourage vandalism and theft.

(11) *Storage bay doors.* Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, unless screened from view.

(12) *Hours of operation.* Hours of public access to a self-storage use adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 a.m. to 10:00 p.m.

(13) *Architectural uniformity.* The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

The application has been found to meet these use-specific standards.

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

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

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

(5) ***Subdivision Standards***

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

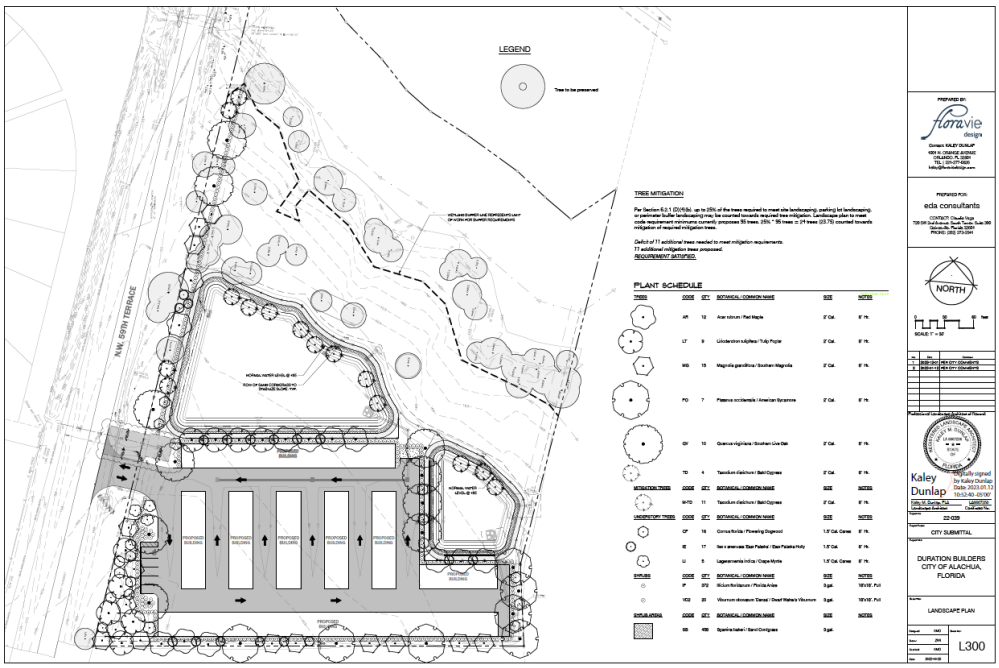
Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

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

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. There is existing residential development located to the east of the subject property in the Turkey Creek Subdivision (Creekside Villas and Dry Creek areas). The proposed use and site design, as well as the restrictions of the use-specific standards, will mitigate any adverse impacts to these residential uses. Proposed site lighting levels (in footcandles) are below maximum allowed. All loading bays are interior to the buildings. There is complete landscaping coverage between the property line adjacent to the NW 59th Terrace and any proposed structures. The trips generated by a self-service storage use are typically well below most other commercial uses that might be permitted within the Commercial Intensive (CI) zoning district.



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 CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

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

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

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,230
Reserved Trips[4]	6,861
Available Capacity[4]	20,609
Increase/Decrease in Daily Trips Generated by Development[5]	42
Residual Capacity After Development's Impacts[6]	20,567

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 September 2022 Development Monitoring Report.
5 Trip Generation: ITE Code 151, Mini Storage Warehouse: 1.45 trips per ksf = 1.45 x 28.75 Trip Distribution: Segment 4 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,732
Reserved Trips[4]	581
Available Capacity[4]	1,797
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	4
Residual Capacity After Development's Impacts[6]	1,793

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 September 2022 Development Monitoring Report.
5 Trip Generation: ITE Code 151 Mini-warehouse = .15 trips per ksf = .15 x 28.75; 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

Evaluation: While water will be provided to the serve the hydrant adjacent to the site, no water fixtures are proposed for the site itself. Therefore, there will be no impact on potable water level of service.

Sanitary Sewer Impacts

Evaluation: While wastewater is located proximate to the site, there are no water or wastewater fixtures proposed as part of this site plan. Therefore, there will be no impact on potable water level of service.

Solid Waste Impacts

Table 4. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
Increase/Decrease in Demand Generated by Application[3]	345.00	62.96
New River Solid Waste Facility Capacity[4]	50 years	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua September 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
TIDEWATER PROPERTIES, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. Soil testing and analysis in accordance with the Florida Building Code shall be required prior to submission of a building permit application related to the approval of this site plan.
2. The applicant agrees it shall provide all Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.
3. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
4. The Applicant agrees that 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 Conditions 1 and 2 as stated herein.

EXHIBIT "B"

TO

TIDEWATER PROPERTIES, LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 26, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for the Duration Builders MiniStorage Site Plan

Dear Ms Vega:

On January 26, 2023, the City of Alachua received your revised application for the Duration Builders Self-service storage Site Plan project, which proposes the construction of eight (8) self-service storage buildings totaling approximately ±28,751 square feet with associated site improvements on a ±2.53 acre subject property (Portion of Parcel No.05885-010-007). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **February 14, 2023** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, January 31, 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, January 31, 2023.*** These signs will be ready for pick up from City Hall after 12 PM on Thursday, January 26, 2023.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 13, 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: Mike DaRoza, City Manager
Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 20, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Duration Builders Mini Storage Site Plan

Dear Ms Vega:

On December 1, 2022 the City of Alachua received your site plan application for the Duration Builders Self-service storage Site Plan project, which proposes the construction of eight (8) self-service storage buildings totaling approximately ±28,751 square feet with associated site improvements on a ±2.53 acre subject property (Portion of Parcel No.05885-010-007).

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 was held at **10:30 AM** on **Tuesday November 22, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, January 12, 2023**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 14, 2023 Planning & Zoning Board (PZB) Meeting**.

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

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

3. **Article 4 – Use Regulations**
   a. Section 4.3.4 (H)(9)(b) requires site plan to show markings of traffic flow on pavement.

New Comment: Minimum aisle width is 30 feet for two way traffic.

6. **Article 6- Development Standards: Section 6.3, Fencing**
   a. Provide fencing/ detail and location on site plan. Proposed fencing must meet the requirements of Section 6.3.

New Comment: Proposed fencing along NW 59th Terrace right-of-way must meet material requirements of Section 6.3.4 (A)(4). Additionally, please note that barbed wire fence is not permitted within the City of Alachua.

8. **Article 6- Development Standards: Section 6.8, Business Design Standards**
   a. Westernmost facades adjacent to NW 59th Terrace must meet requirements of Section 6.8.2 (A). Provide architectural drawings of these facades that meet the requirements of this Section.

New Comment: Proposed architectural elevations for Building facades along NW 59th Terrace do not appear to meet the glazing and massing requirements of Section 6.8.2 (A).

10. **Outside Review/ Public Services Comments**
    a. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 15, 2022 and attached to this letter.
    b. The applicant must address the comments provided by Randall Olnay, P.E., of CHW, Inc., as provided in a letter dated December 9, 2022.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **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

TR 12/13/2022

RE: **Duration Builders Self Storage Site Plan**

Public Services has reviewed the subject project (Dec 01, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on Oct 28, 2022 Submittal** **Sheet C100:** • Please add "SITE PLAN" to title, so as to be consistent with COA terminology. Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** **Approved**
2	**Comment on Oct 28, 2022 Submittal** **Sheet C200:** • General Note 3: Please replace "GRU" with "CITY OF ALACHUA". Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal**

NO.	COMMENTS
	Approved
3	**Comment on Oct 28, 2022 Submittal** **Sheet C310:** • Basins 1 & 2 OUTFALL S-X DETAIL "HDPE" & "RCP" both reference to what looks like the same pipe. Please evaluate & change, if necessary. Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** **Approved**
4	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** • Please call out min or exact distance between new entrance road & WM. • Please call out min or exact distance between WM & UGE. • Please show the PUEs for the WM & UGE that are on private property, as well as the PUE for the transformer. Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** Assuming that land is suitable and available, electric department preference is for the PUE to be a 25-foot (instead of 10 foot) "box" around the transformer. Please change the PUE around the transformer to 25 feet in both directions. Note that the PUE of 5 feet on either side of the UGE is acceptable. **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.)
5	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** Please add the following GENERAL UTILITY NOTES: 16. WATER MAIN PVC PIPE SHALL CONFORM TO CITY OF ALACHUA DESIGN & CONSTRUCTION MANUAL. AS A MINIMUM, PIPE SHALL BE DR 18 & NSF-61 RATED. 17. ALL WATER PIPE AND FITTINGS SHALL BE RESTRAINED. ALSO,

NO.	COMMENTS
	RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149. 18. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** GENERAL UTLITY NOTE (GUN) 4: Please add the following sentence to the end of GUN 4: "NOTE THAT THE ELECTRICAL POINT OF CONNECTION MAY CHANGE IF THE EXISTING COA PRIMARY CIRCUIT IS RE-ROUTED". Please add: 19. 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. **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.)
6	**Comment on Oct 28, 2022 Submittal** **Electric:** • Please **submit** power requirements (voltage & phase) required for the transformer. • Please **submit** electrical load schedule, which is necessary for COA to size the transformer. **Comment on Dec 01, 2022 Submittal** Submittal response states that the transformer will be single-phase. The submittal load schedule does not look like any load schedule ever received by COA in recent memory. COA could not ascertain the electrical loads from this document & thus cannot size the transformer. Please submit a load schedule in more traditional format. Include both building loads and photometric loads. **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
7	**Comment on Oct 28, 2022 Submittal** **Sheet C410:** Please add the following details (to be forwarded by COA): • 303 BEDDING & TRENCHING • 321A TRACING WIRE CONFIGURATION LEGEND • 321B POTABLE TRACING WIRING CONFIGURATION • 318 TRACE WIRE ACCESS POINT FOR TRANSMISSION MAIN • 307 PAINT SYSTEM • 127 VALVE BOX COVER • 145 GATE VALVE FOR WATER • 149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** **Approved**
8	**Comment on Oct 28, 2022 Submittal** **Sheet L300:** • Compare this sheet against C400, especially at the road entrance. Note that there is a 10-foot minimum distance between trees and water mains. The minimum distance between underground electric and trees is 10-15 feet, depending on tree type. • Will the live oak interfere with operation of the fire hydrant? • Will the live oak interfere with location of the transformer? Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** The live oak tree has been moved so there is 10-foot minimum clearance between the tree trunk and the water main and the UGE. But both the fire hydrant and transformer are located under the tree canopy, which is likely real-world problematic. Please **resubmit** this sheet. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
9	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** Please review the road crossing of the water main & UGE. NW 59th Terrace must remain in service. Thus directional drilling is recommended. Please direct Contractor as how to install water main and UGE under the road. **FYI:** COA may change the routing of primary circuits in the nearby area, which might affect the primary power connection point. The proposed transformer location will likely not change. Please **resubmit** this sheet. **Comment on Dec 01, 2022 Submittal** 6-inch HDPE Casing: The word "Casing" suggests a jack-and-bore. Direction drilling will be the construction method used. Thus, please delete "HDPE" casing. **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	**(New) Comment on Dec 01, 2022 Submittal** **Sheet C100** **Legal Description:** Will there be an HOA? If not, suggest changing last sentence to: "PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY." **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
11	**(New) Comment on Dec 01, 2022 Submittal** **Sheet C400** To COA ELECTRICAL SCOPE OF WORK, please add: 1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION , WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWINGS SHALL BE PROVIDED. 1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWINGS OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
12	**(New) Comment on Dec 01, 2022 Submittal** **Sheet C400** Expand General Utility Note 18 as follows: "18. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. START AT THE POINT OF CONNECTION AS PER DETAIL 318. END AT THE FIRE HYDRANT. INSTALL TRACER WIRE ALONG ENTIRE PIPE LENGTH, INCLUDING UNDER THE ROAD." **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.)
16	
	END OF COMMENTS

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

MEMORANDUM

City Of Alachua

22-0159.05

CHW Professional Consultants

To: Adam Hall, AICP

From: Randall Olney, PE, MBA

Date: December 9, 2022

RE: Duration Builders – Second Review

This memo is for the second review of the Duration Builders Site Plan Application to the City of Alachua. The comments from the review provided below correspond to the comments on the redlined plans and calculations. Please note the comments below and redlines to the plans and calculations are provides as the engineering review for the City of Alachua only.

C300

1. Suggestion: You may want to provide some type of energy dissipation, such as rip rap, at the ends of MES structure S-5 and S-7. The potential full flow velocities provided in the storm pipe calculations could lead to pond erosion without energy dissipation.

C310

1. Please clarify on if there will be a conflict between the weir and orifice for outfall structure S-12. The 1" orifice invert is 165.00 with a top of 165.08 and the weir invert is 165.06. The detail as illustrated indicates there will be a conflict.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Duration Builders Mini Storage Site Plan

Dear Ms Vega:

On October 31, 2022 the City of Alachua received your site plan application for the Duration Builders Self-service storage Site Plan project, which proposes the construction of eight (8) self-service storage buildings totaling approximately ±28,751 square feet with associated site improvements on a ±2.53 acre subject property (Portion of Parcel No.05885-010-007).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:30 AM** on **Tuesday November 22, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, December 1, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. 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 insufficiencies (begins on next page):

Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency Analysis
   a. Provide analysis of application's consistency with Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan.
   b. Provide analysis of application's consistency with Objective 1.10 and related policies of the Conservation and Open Space Element of the Comprehensive Plan.
   c. Provide analysis of application's consistency with Objective 1.12 and related policies of the Conservation and Open Space Element of the Comprehensive Plan.

2. Concurrency Impact Analysis
   a. No potable water is proposed. Landscape plan seems to indicate that plantings will be sprinkled. Please verify.
   b. All traffic should be assumed to impact Segment 4. Segment 3 analysis is not required, but would likely be greater than 50% of total trips generated.

3. Article 4 – Use Regulations
   a. Section 4.3.4 (H)(9)(b) requires site plan to show markings of traffic flow on pavement.
   b. Section 4.3.4 (H)(11) requires storage bay doors to not face any abutting property located in a residential district. It appears that the western façade of the westernmost building includes storage bay doors that face abutting property located in a residential district.

4. Article 6- Development Standards: Section 6.1, Off Street Parking and Loading
   a. Correct parking calculation on cover sheet. Parking is a flat minimum of 5 spaces for a mini-storage use, and not based on size of structure(s).
   b. Display flow of traffic with arrows on Sheet C200.

5. Article 6- Development Standards: Section 6.2, Tree Protection and Landscaping
   a. Tree mitigation
      i) Staff calculates 44 regulated trees are proposed to be removed. This requires 44 mitigation trees to be provided in accordance with Section 6.2.1 (D)(4).
      ii) Per Section 6.2.1 (D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be counted towards required tree mitigation. Landscape plan currently proposes 83 trees. So 1/4 (21 trees) of those trees may be counted towards required tree mitigation. This leaves a deficit of **23** additional trees needed to meet mitigation requirements.
   b. Site landscaping
      i) Site landscaping requirements are per Section 6.2.2 (D)(1)(c) not 6.2.2 (D)(1)(d).
      ii) Five additional canopy trees required in front of front façade (or tree credits utilized).
      iii) Row of shrubs required long westernmost building, west façade.
      iv) Row of shrubs needs along north façade of easternmost building.
   c. Parking Lot Interior Landscaping and Perimeter Buffer (Section 6.2.2 (D)(2)).
      i) Parking lot buffer length is approximately 300' by Staff calculation, which would yield a requirement of 12 canopy trees and 12 understory trees. This requirement is met.
      ii) Parking area to west of stormwater basin 1 requires a row of shrubs
   d. Perimeter Buffer (Section 6.2.2 (D)(3)).
      i) West buffer requires a 15' Type D buffer. Revise table and calculations. NW 59th Terrace is not an arterial roadway, therefore this standard would not be applicable in this case.
      ii) Trees within right-of-way of NW 59th Terrace cannot be utilized to meet perimeter buffering requirements or be utilized for tree credits.

iii) South buffer must be 7.5' type C buffer. Revise table and calculations.

6. **Article 6- Development Standards: Section 6.3, Fencing**
   a. Provide fencing/ detail and location on site plan. Proposed fencing must meet the requirements of Section 6.3.
   b. Provide enclose detail of wall/ fencing around dumpster pad.

7. **Article 6- Development Standards: Section 6.6, Infill Standards**
   a. Provide analysis with Section 6.6.3 regarding neighborhood protection standards.

8. **Article 6- Development Standards: Section 6.8, Business Design Standards**
   a. Westernmost facades adjacent to NW 59th Terrace must meet requirements of Section 6.8.2 (A). Provide architectural drawings of these facades that meet the requirements of this Section.
   b. Show key for architectural plans. Unclear which façade goes with which building on the site.

9. **Article 6- Development Standards: Section 6.9, Environmental Protection Standards**
   a. Provide analysis of application's consistency with Section 6.9.3 (C)(3).

10. **Outside Review/ Public Services Comments**
    a. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated November 17, 2022 and attached to this letter.
    b. The applicant must address the comments provided by Randall Olnay, P.E., of CHW, Inc., as provided in a letter dated November 18, 2022.

11. **Miscellaneous**
    a. Lot split application must be filed separately and cannot approved until this application is scheduled for public hearing.
    b. Confirm if stormwater ponds are wet retention or dry retention.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **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: **Duration Builders Self Storage Site Plan**

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

NO.	COMMENTS
1	**Comment on Oct 28, 2022 Submittal** **Sheet C100:** • Please add "SITE PLAN" to title, so as to be consistent with COA terminology. Please **resubmit** this sheet.
2	**Comment on Oct 28, 2022 Submittal** **Sheet C200:** • General Note 3: Please replace "GRU" with "CITY OF ALACHUA". Please **resubmit** this sheet.
3	**Comment on Oct 28, 2022 Submittal** **Sheet C310:**

NO.	COMMENTS
	• Basins 1 & 2 OUTFALL S-X DETAIL "HDPE" & "RCP" both reference to what looks like the same pipe. Please evaluate & change, if necessary. Please **resubmit** this sheet.
4	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** • Please call out min or exact distance between new entrance road & WM. • Please call out min or exact distance between WM & UGE. • Please show the PUEs for the WM & UGE that are on private property, as well as the PUE for the transformer. Please **resubmit** this sheet.
5	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** Please add the following GENERAL UTILITY NOTES: 16. WATER MAIN PVC PIPE SHALL CONFORM TO CITY OF ALACHUA DESIGN & CONSTRUCTION MANUAL. AS A MINIMUM, PIPE SHALL BE DR-18 & NSF-61 RATED. 17. ALL WATER PIPE AND FITTINGS SHALL BE RESTRAINED. ALSO, RESTRAIN EXISTING WATER MAIN AS PER DETAIL 149. 18. PROVIDE A TRACER WIRE SYSTEM FOR THE WATER MAIN. Please **resubmit** this sheet.
6	**Comment on Oct 28, 2022 Submittal** **Electric:** • Please **submit** power requirements (voltage & phase) required for the transformer. • Please **submit** electrical load schedule, which is necessary for COA to size the transformer.
7	**Comment on Oct 28, 2022 Submittal** **Sheet C410:** Please add the following details (to be forwarded by COA): • 303 BEDDING & TRENCHING • 321A TRACING WIRE CONFIGURATION LEGEND

NO.	COMMENTS
	• 321B POTABLE TRACING WIRING CONFIGURATION • 318 TRACE WIRE ACCESS POINT FOR TRANSMISSION MAIN. • 307 PAINT SYSTEM • 127 VALVE BOX COVER • 145 GATE VALVE FOR WATER • 149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS Please **resubmit** this sheet.
8	**Comment on Oct 28, 2022 Submittal** **Sheet L300:** • Compare this sheet against C400, especially at the road entrance. Note that there is a 10-foot minimum distance between trees and water mains. The minimum distance between underground electric and trees is 10-15 feet, depending on tree type. • Will the live oak interfere with operation of the fire hydrant? • Will the live oak interfere with location of the transformer? Please **resubmit** this sheet.
9	**Comment on Oct 28, 2022 Submittal** **Sheet C400:** Please review the road crossing of the water main & UGE. NW 59th Terrace must remain in service. Thus directional drilling is recommended. Please direct Contractor as how to install water main and UGE under the road. **FYI:** COA may change the routing of primary circuits in the nearby area, which might affect the primary power connection point. The proposed transformer location will likely not change. Please **resubmit** this sheet.
10	
11	
12	

NO.	COMMENTS
13.	
14.	
15	
16	
17	
END OF COMMENTS	

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

MEMORANDUM

City Of Alachua

22-0159.05

CHW Professional Consultants

To: Adam Hall, AICP

From: Randall Olney, PE, MBA

Date: November 18, 2022

RE: Duration Builders – First Review

This memo is for the first review of the Duration Builders Site Plan Application to the City of Alachua. The comments from the review provided below correspond to the comments on the redlined plans and calculations. Please note the comments below and redlines to the plans and calculations are provides as the engineering review for the City of Alachua only.

C120

1. Suggestion: You may want to indicate the asphalt within the right of way to be sawcut prior to removal.
2. Please provide clarification on if the 15" laurel oak on the northwest side of the site will be protected with tree barricades or remove.

C200

1. Suggestion: Recommend providing curb or wheel stops at the end of the parking to protect the adjacent landscaping.

C300

1. Please provide a storm structure table with structure types, inverts, and tops or please label this information on the plans.
2. No storm pipe calculations were provided to the review engineer. Please provide storm pipe calculations with the revised plans for review.
3. Invert of mitered end structure S-13 appears to be higher than the permanent pool elevation. Please provide clarification to assure positive discharge.
4. Invert of mitered end structure S-11 appears to be higher than the permanent pool elevation. Please provide clarification to assure positive discharge.
5. Bypass swale appears to convey stormwater runoff to the parcel to the east instead of the wetland to the north as indicated in the stormwater report. Please provide clarification or additional detail to demonstrate that the swale will convey runoff to the wetland.

C310

1. Please provide clarification on if the discharge pipe for Basin 2 outfall is RCP or HDPE.
2. Please provide clarification on if the discharge pipe for Basin 1 outfall is RCP or HDPE.
3. Please illustrate the basin sump in the plan view for Basin 2.

4. Please illustrate the basin sump in the plan view for Basin 1.
5. Please clarify if you are placing sod below the permanent pool elevation for Basin 1.
6. Please clarify if you are placing sod below the permanent pool elevation for Basin 2.

C320

1. Please indicate on the site plan where the 6" curb is proposed.

C400

1. Please provide clarification on how you will be reducing the 8" water main to a 6" for the fire hydrant.

Stormwater Report

1. Comment on page 49 of the report: On page 7, the orifice elevation is set at 165.00. Please provide clarification for the initial stage being lower than the orifice elevation.
2. Comment on page 49 of the report: On page 7, the orifice elevation is set at 165.10. Please provide clarification for the initial stage being lower than the orifice elevation.
3. Comment on page 51 of the report: The upstream invert was provided on the control structure detail in the plans. However, no storm structure table or labels were provided for the downstream pipe to verify inverts. Please provide this information on revised plans.
4. Comment on page 53 of the report: The upstream invert was provided on the control structure detail in the plans. However, no storm structure table or labels were provided for the downstream pipe to verify inverts. Please provide this information on revised plans.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 7, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Completeness Review for Duration Builders Self-Service Storage Site Plan

Dear Ms Vega:

On October 31, 2022 the City of Alachua received your site plan application for the Duration Builders Self-service storage Site Plan project, which proposes the construction of eight (8) self-service storage buildings totaling approximately ±28,751 square feet with associated site improvements on a ±2.53 acre subject property (Portion of Parcel No.05885-010-007).

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.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

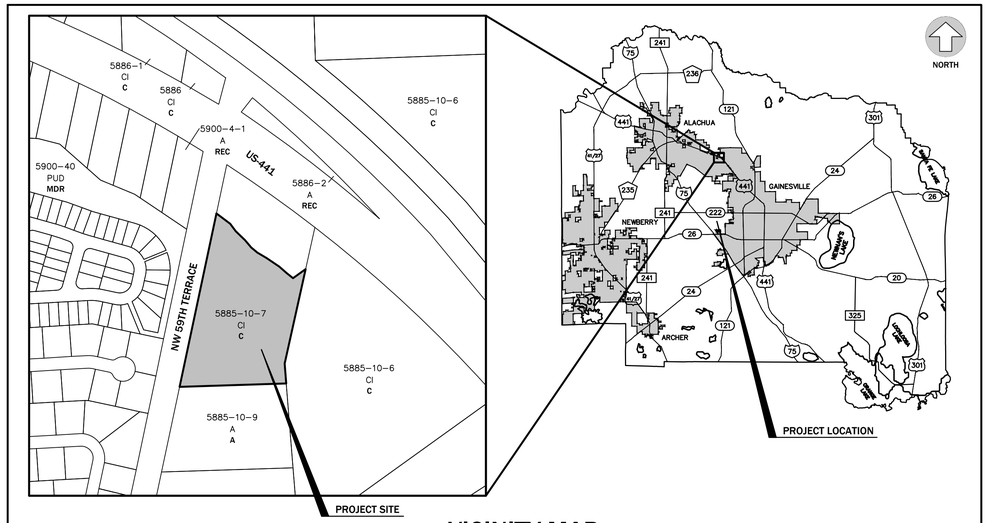
Adam Hall, AICP
Principal Planner

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

DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	TIDEWATER PROPERTIES LLC
2.	NAME OF PROJECT:	DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF MINI STORAGE WAREHOUSES WITH ASSOCIATED STORMWATER, PARKING, AND UTILITIES.
4.	PROJECT ADDRESS:	NO ADDRESS
5.	TAX PARCEL NUMBER:	PORTION OF 05885-010-007
6.	SECTION/TOWNSHIP/RANGE:	SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST
7.	ZONING:	COMMERCIAL, INTENSIVE
8.	FUTURE LAND USE DESIGNATION:	COMMERCIAL
9.	STORMWATER	PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF " DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK " J" , PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59TH TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID " DRY CREEK" , A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF " DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET; THENCE SOUTH 52°33'28" EAST, 78.29 FEET; THENCE SOUTH 36°15'55" EAST, 38.65 FEET; THENCE SOUTH 45°31'31" EAST, 53.17 FEET; THENCE SOUTH 39°43'51" EAST, 40.23 FEET; THENCE SOUTH 49°49'48" EAST, 33.16 FEET; THENCE SOUTH 58°44'50" EAST, 44.86 FEET; THENCE SOUTH 55°32'51" EAST, 64.10 FEET; THENCE SOUTH 48°05'32" EAST, 38.74 FEET; THENCE SOUTH 50°55'45" EAST, 35.24 FEET; THENCE NORTH 54°48'46" EAST, 55.75 FEET; THENCE SOUTH 13°00'19" WEST, 398.79 FEET; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.48 ACRES (238,704 SQUARE FEET), MORE OR LESS.

LEGEND:

ZONING:
- CI – COMMERCIAL INTENSIVE
- A – AGRICULTURE
- PUD – PLANNED UNIT DEVELOPMENT

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IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	110,344 S.F.	2.53 AC.	100%
2.	PROPOSED BUILDING COVERAGE:	28,750 S.F.	0.66 AC.	26.1%
3.	PAVEMENT AND SIDEWALK AREA:	32,575 S.F.	0.75 AC.	29.5%
4.	TOTAL IMPERVIOUS AREA:	92,008 S.F.	1.40 AC.	55.3%
5.	OPEN AREA:	18,336 S.F.	1.13 AC.	44.7%

BUILDING INFORMATION	
BUILDING HEIGHT:	9'-0"
SPRINKLERED:	NO
CONSTRUCTION TYPE:	METAL BUILDING
NUMBER OF STORIES:	1

TRIP GENERATION							
ITE LAND USE: 151 Mini-Warehouse							
PROPOSED: 28,750 S.F. of Mini Storage Warehouse							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.09	28.80	2.59	59%	41%	1.53	1.06
PM	0.15	28.80	4.32	47%	53%	2.03	2.29
AVG	1.45	28.80	41.76	50%	50%	20.88	20.88
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 109-112							

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	5 SPACES MINIMUM	5 SPACES	5 INCLUDING 1 HANDICAP SPACES
2.	BICYCLE PARKING	NOT REQUIRED IF PROVIDED PARKING IS LESS THAN 50	NONE	NONE
3.	MOTORCYCLE PARKING	NOT REQUIRED	NONE	NONE

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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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C100

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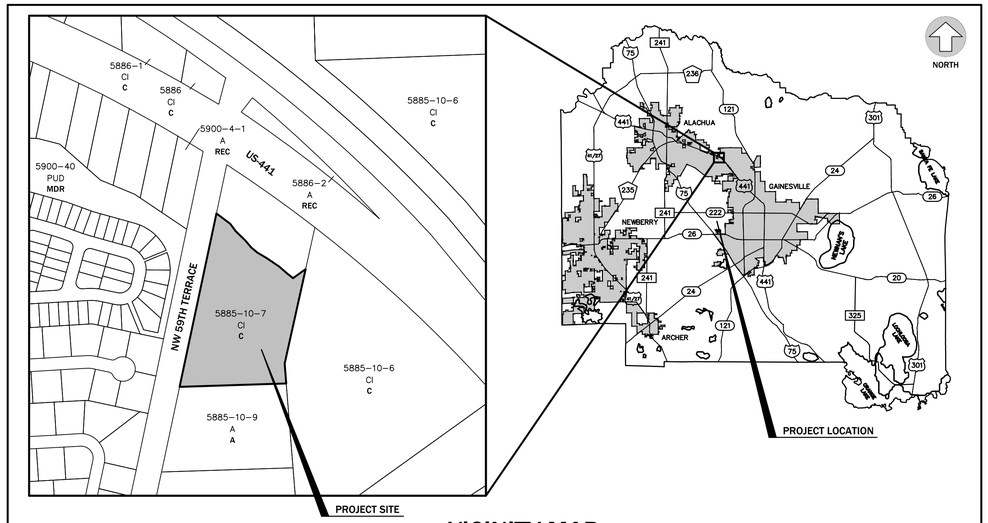

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GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C100

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A22032\1.dwg, C100 - COVER, 1/26/2023 9:05:15 AM, TAR

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
H	=	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
98	=	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
•	ch11.	=	11" CHINABERRY
•	ce11.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	chi10.	=	10" CHINESE TALLOW
•	hi11.	=	11" HICKORY
•	laa12.	=	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
•	tk011.	=	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 REGULATIONS 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.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

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

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
H	=	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
98	=	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
•	ch11.	=	11" CHINABERRY
•	ce11.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	chi10.	=	10" CHINESE TALLOW
•	hi11.	=	11" HICKORY
•	laa12.	=	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
•	tk011.	=	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 REGULATIONS 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.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

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

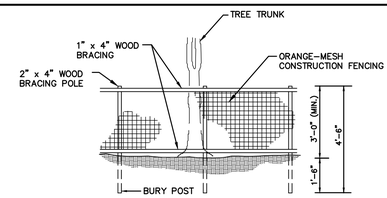
1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY 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

WETLAND LIMITS BY ERM ENVIRONMENTAL CONSULTING & TECHNOLOGY

R/W LINE
N 11°56'01" E 743.48'
(N 12°26'50" E 743.37')
75' WETLANDS BUFFER
CENTER OF CREEK
L20
APPROXIMATE LOCATION OF 12" WATERMAIN
BENCHMARK SET MAG SPIKE & DISK IN POWER POLE (NO ID) TOP SPIKE ELEV=169.85'
ANCHOR
PP
OHTL
SIGN
CYPRESS TREE
TAP MAIN LINE TO INSTALL PROPOSED FIRE HYDRANT IN ORDER TO INSTALL TEMPORARY CONSTRUCTION WATER. FIRE HYDRANT METER BY GRU. COORDINATE 7 DAYS IN ADVANCE. (SEE SHEET C400 FOR TAPPING AND CROSSING INFORMATION)
CONSTRUCTION ENTRANCE
15' BUFFER
20' SETBACK
CONSTRUCTION STAGING AREA
ASPHALT PAVEMENT
TREE BARRICADE (TYP.) (SEE THIS SHEET FOR DETAIL)
SILT FENCE (TYP.) (SEE C320 FOR DETAIL)
45' OWFFER
15' SETBACK
5' B
(4"x4" BRACING NO ID)
(5/8" REBAR NO ID)
(S 88°39'32" W 443.60')
S 88°09'48" W 443.50'
S 04°18'48" E 83.92'
(S 04°08'15" E 83.32')
1/2", PLS 5582)

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.



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
- pi20 — EXISTING TREE TO BE REMOVED

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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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

Designed: QH	Sheet No.: C120
Drawn: LBO	
Checked: CSV	
Date: 01/26/23	

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A22032\1.dwg, C120 - DEMO, 1/26/2023 9:05:18 AM, TAR

WETLAND LIMITS BY ERM ENVIRONMENTAL CONSULTING & TECHNOLOGY

R/W LINE
N 11°56'01" E 743.48'
(N 12°26'50" E 743.37')
75' WETLANDS BUFFER
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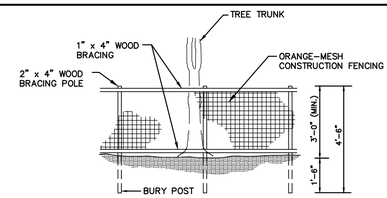

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N.T.S.

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- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pi20 — EXISTING TREE TO BE REMOVED

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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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

Designed: QH	Sheet No.: C120
Drawn: LBO	
Checked: CSV	
Date: 01/26/23	

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GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C200

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Professional Engineer of Record:

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Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C200

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=167.41 E 15" INV.=164.16	425-052
S-2 TYPE-C INLET	TOP EL.=167.41 W 15" INV.=163.84 E 15" INV.=163.84	425-052
S-3 TYPE-C INLET	TOP EL.=167.41 W 15" INV.=163.30 N 15" INV.=163.30	425-052
S-3A TYPE-C INLET	TOP EL.=167.25 S 15" INV.=163.12 N 15" INV.=163.12	425-052
S-4 STORM MANHOLE	TOP EL.=166.60 S 15" INV.=162.79 W 15" INV.=162.79	425-001 430-021
S-6 TYPE-C INLET	TOP EL.=167.92 N 15" INV.=162.88	425-052
S-10 TYPE-C INLET	TOP EL.=167.00 NE 15" INV.=164.60	425-052
S-12 TYPE-C INLET	TOP EL.=166.60 E 15" INV.=164.40	425-052

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-5	15" INV.=162.25	430-021
S-7	15" INV.=162.40	430-021
S-8	18" INV.=166.00	430-021
S-9	18" INV.=165.60	430-021
S-11	15" INV.=164.50	430-021
S-13	15" INV.=164.30	430-021

CONSULTING & TECHNOLOGY

N.W. 59TH TERRACE

R/W LINE

75' WETLANDS BUFFER

CENTER OF CREEK

BASIN 2
TOP EL.=167.50
BOTTOM EL.=162.25
100 YR. CRITICAL EL.=166.50
TOP PERMANENT POOL EL.=165.00

S-11 MES
TOP EL.=166.02
SW 15" INV.=164.50
SPREADER SWALE
TOP = 164.75'
BOTTOM = 164.50'

13' - 15" HDPE @ 0.71%

S-10
TYPE-C INLET
TOP EL.=167.00
NE 15" INV.=164.60

6' MESH WIRE FENCE

S-5 MES
TOP EL.=163.77
E 15" INV.=162.25

RIP RAP PER FDOT INDEX 524-001

39' - 15" HDPE @ 1.37%

S-4 STORM MANHOLE
TOP EL.=166.60
S 15" INV.=162.79
W 15" INV.=162.79

31' - 15" HDPE @ 1.05%

19' - 15" HDPE @ 0.91%

98' - 15" HDPE @ 0.33%

98' - 15" HDPE @ 0.55%

S-1
TYPE-C INLET
TOP EL.=167.41
E 15" INV.=164.16

S-2
TYPE-C INLET
TOP EL.=167.41
W 15" INV.=163.84
E 15" INV.=163.84

S-3A
TYPE-C INLET
TOP EL.=167.25
S 15" INV.=163.12
N 15" INV.=163.12

S-3
TYPE-C INLET
TOP EL.=167.41
W 15" INV.=163.30
N 15" INV.=163.30

PROPOSED BUILDING
F.F.=167.65

PROPOSED BUILDING
F.F.=168.36

PROPOSED BUILDING
F.F.=168.30

PROPOSED BUILDING
F.F.=168.50

BASIN 1
TOP EL.=166.50
BOTTOM EL.=161.50
100 YR. CRITICAL EL.=165.49
TOP PERMANENT POOL EL.=165.00

S-12
TYPE-C INLET
TOP EL.=166.01
E 15" INV.=164.40

S-13 MES
TOP EL.=165.82
W 15" INV.=164.30

13' - 15" HDPE @ 0.75%

SPREADER SWALE
TOP = 164.75'
BOTTOM = 164.30'

S-7 MES
TOP EL.=163.92
S 15" INV.=162.40

63' - 15" HDPE @ 0.76%

S-6
TYPE-C INLET
TOP EL.=167.92
N 15" INV.=162.88

82' - 18" HDPE @ 0.45%

MATCH EXISTING PAVEMENT

15' BUFFER

20' SETBACK

5' BUFFER

15' SETBACK

6' WOOD FENCE

6' CHAIN LINK FENCE

5' CHAIN LINK FENCE

GATE

SIGN

BENCHMARK
SET MAG SPIKE & DISK
(NO ID) IN POWER POLE
TOP SPIKE ELEV=169.85'

ASPHALT PAVEMENT

5/8" REBAR & CAP (NO ID)

N.E. CORNER OF O.R. 2266, PAGE 35

(1/2" PLS 5582)

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CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

Designed: QH	Sheet No.: C300
Drawn: LBO	
Checked: CSV	
Date: 01/26/23	

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A22032J1.dwg, C300 - PGD, 1/26/2023 9:05:24 AM, TAR

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=167.41 E 15" INV.=164.16	425-052
S-2 TYPE-C INLET	TOP EL.=167.41 W 15" INV.=163.84 E 15" INV.=163.84	425-052
S-3 TYPE-C INLET	TOP EL.=167.41 W 15" INV.=163.30 N 15" INV.=163.30	425-052
S-3A TYPE-C INLET	TOP EL.=167.25 S 15" INV.=163.12 N 15" INV.=163.12	425-052
S-4 STORM MANHOLE	TOP EL.=166.60 S 15" INV.=162.79 W 15" INV.=162.79	425-001 430-021
S-6 TYPE-C INLET	TOP EL.=167.92 N 15" INV.=162.88	425-052
S-10 TYPE-C INLET	TOP EL.=167.00 NE 15" INV.=164.60	425-052
S-12 TYPE-C INLET	TOP EL.=166.60 E 15" INV.=164.40	425-052

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-5	15" INV.=162.25	430-021
S-7	15" INV.=162.40	430-021
S-8	18" INV.=166.00	430-021
S-9	18" INV.=165.60	430-021
S-11	15" INV.=164.50	430-021
S-13	15" INV.=164.30	430-021

CONSULTING & TECHNOLOGY

N.W. 59TH TERRACE

R/W LINE

75' WETLANDS BUFFER

CENTER OF CREEK

BASIN 2
TOP EL.=167.50
BOTTOM EL.=162.25
100 YR. CRITICAL EL.=166.50
TOP PERMANENT POOL EL.=165.00

S-11 MES
TOP EL.=166.02
SW 15" INV.=164.50
SPREADER SWALE
TOP = 164.75'
BOTTOM = 164.50'

13' - 15" HDPE @ 0.71%

S-10
TYPE-C INLET
TOP EL.=167.00
NE 15" INV.=164.60

6' MESH WIRE FENCE

S-5 MES
TOP EL.=163.77
E 15" INV.=162.25

RIP RAP PER FDOT INDEX 524-001

39' - 15" HDPE @ 1.37%

S-4 STORM MANHOLE
TOP EL.=166.60
S 15" INV.=162.79
W 15" INV.=162.79

31' - 15" HDPE @ 1.05%

19' - 15" HDPE @ 0.91%

98' - 15" HDPE @ 0.33%

98' - 15" HDPE @ 0.55%

S-1
TYPE-C INLET
TOP EL.=167.41
E 15" INV.=164.16

S-2
TYPE-C INLET
TOP EL.=167.41
W 15" INV.=163.84
E 15" INV.=163.84

S-3A
TYPE-C INLET
TOP EL.=167.25
S 15" INV.=163.12
N 15" INV.=163.12

S-3
TYPE-C INLET
TOP EL.=167.41
W 15" INV.=163.30
N 15" INV.=163.30

PROPOSED BUILDING
F.F.=167.65

PROPOSED BUILDING
F.F.=168.36

PROPOSED BUILDING
F.F.=168.30

PROPOSED BUILDING
F.F.=168.50

BASIN 1
TOP EL.=166.50
BOTTOM EL.=161.50
100 YR. CRITICAL EL.=165.49
TOP PERMANENT POOL EL.=165.00

S-12
TYPE-C INLET
TOP EL.=166.01
E 15" INV.=164.40

S-13 MES
TOP EL.=165.82
W 15" INV.=164.30

13' - 15" HDPE @ 0.75%

SPREADER SWALE
TOP = 164.75'
BOTTOM = 164.30'

S-7 MES
TOP EL.=163.92
S 15" INV.=162.40

63' - 15" HDPE @ 0.76%

S-6
TYPE-C INLET
TOP EL.=167.92
N 15" INV.=162.88

82' - 18" HDPE @ 0.45%

MATCH EXISTING PAVEMENT

15' BUFFER

20' SETBACK

5' BUFFER

15' SETBACK

6' WOOD FENCE

6' CHAIN LINK FENCE

5' CHAIN LINK FENCE

GATE

SIGN

BENCHMARK
SET MAG SPIKE & DISK
(NO ID) IN POWER POLE
TOP SPIKE ELEV=169.85'

ASPHALT PAVEMENT

5/8" REBAR & CAP (NO ID)

N.E. CORNER OF O.R. 2266, PAGE 35

(1/2" PLS 5582)

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TEL. (352) 373-3541
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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: 22-032

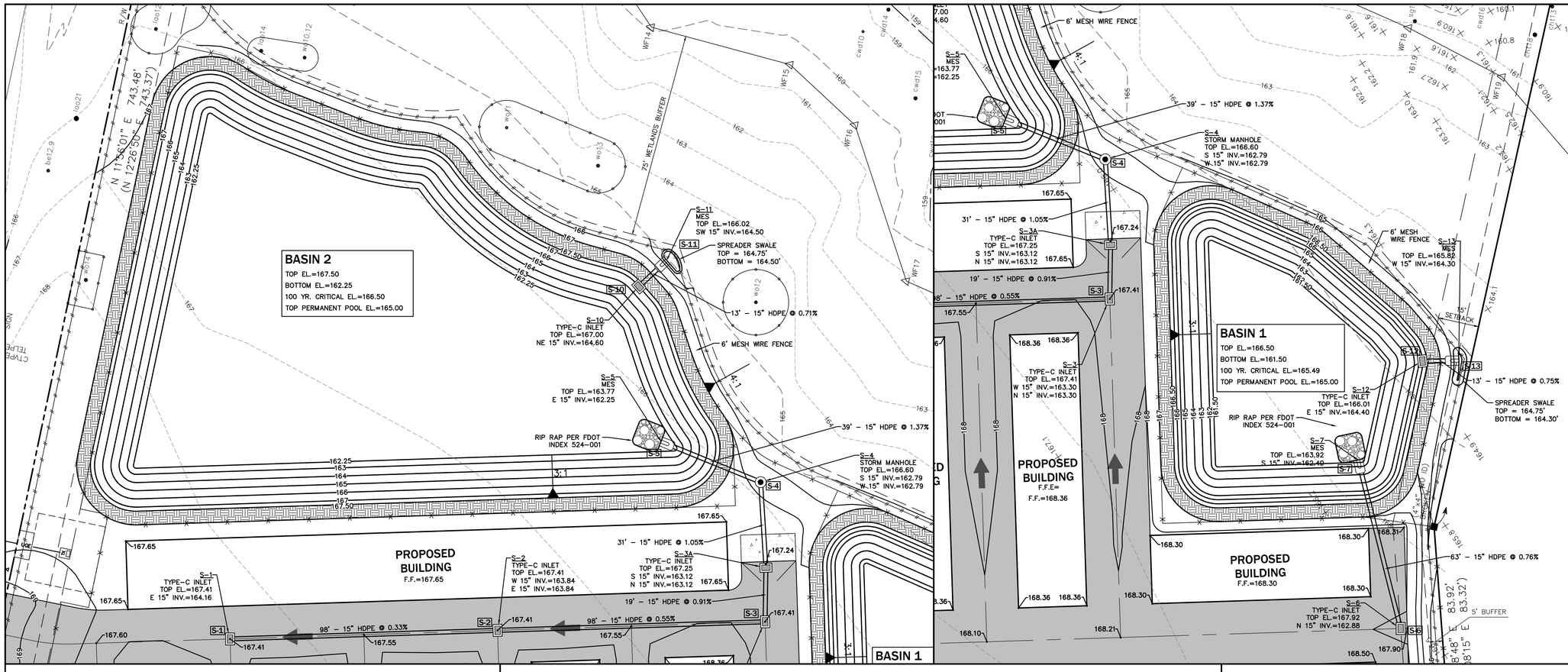
Project phase: CONSTRUCTION PLANS

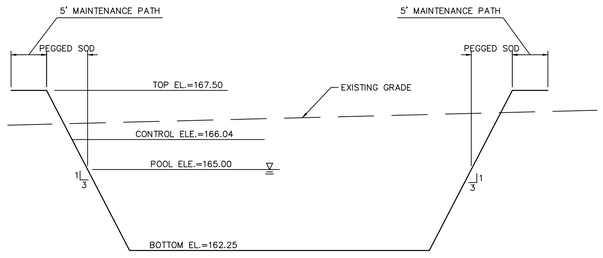
Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

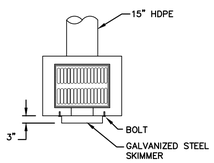
Designed: QH	Sheet No.: C300
Drawn: LBO	
Checked: CSV	
Date: 01/26/23	

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A22032J1.dwg, C300 - PGD, 1/26/2023 9:05:24 AM, TAR

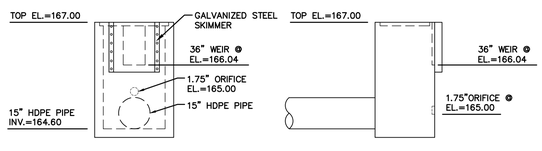




BASIN TYPICAL SECTION (BASIN 2)
N.T.S.



PLAN VIEW



PROFILE VIEW

BASIN 2 OUTFALL S-10 DETAIL
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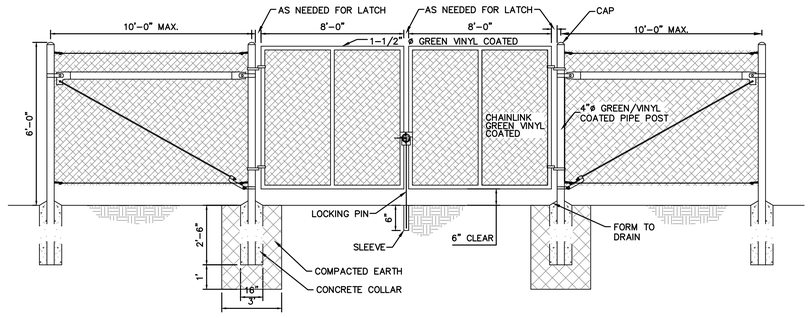
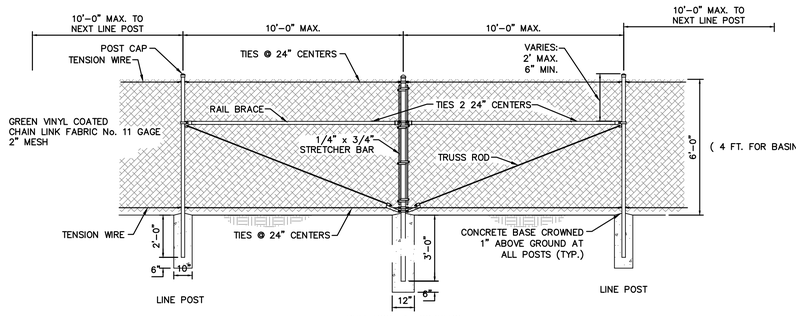
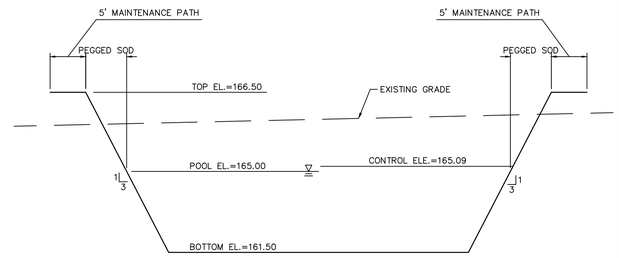


CHAINLINK GATE DETAIL
N.T.S.



CHAINLINK FENCE DETAIL
N.T.S.



BASIN TYPICAL SECTION (BASIN 1)
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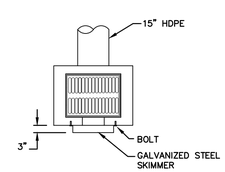
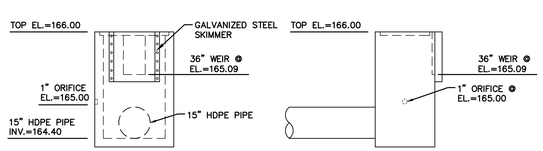


PLAN VIEW



PROFILE VIEW

BASIN 1 OUTFALL S-12 DETAIL
N.T.S.

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Engineer Certificate No.

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Sheet title: BASIN DETAIL

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C310

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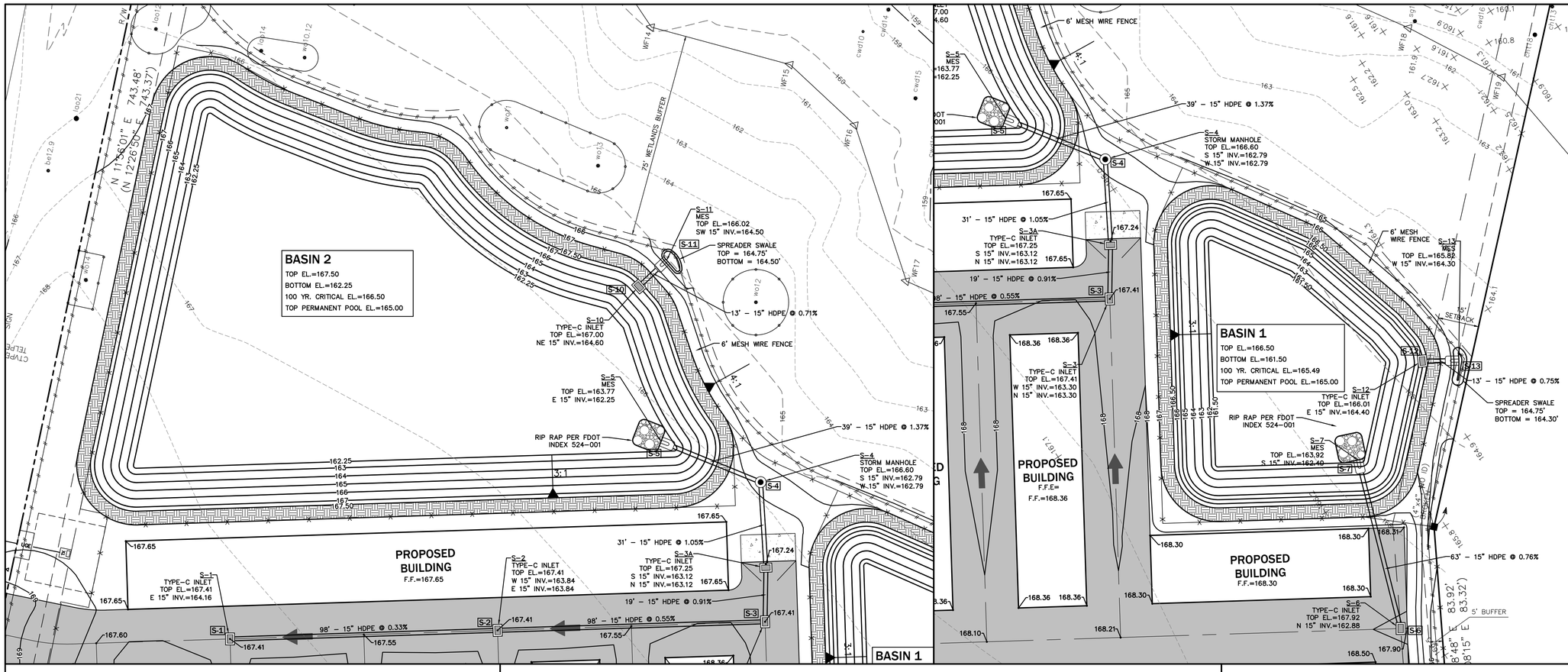

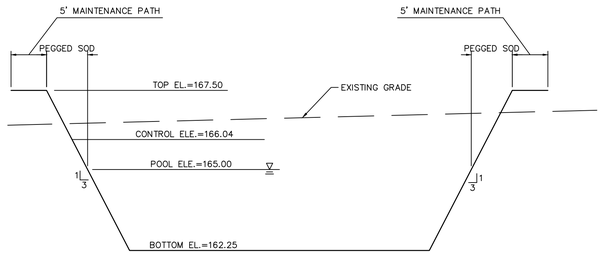

BASIN TYPICAL SECTION (BASIN 2)
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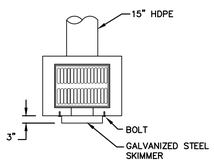
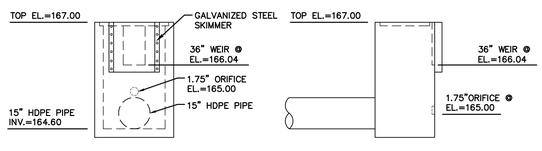
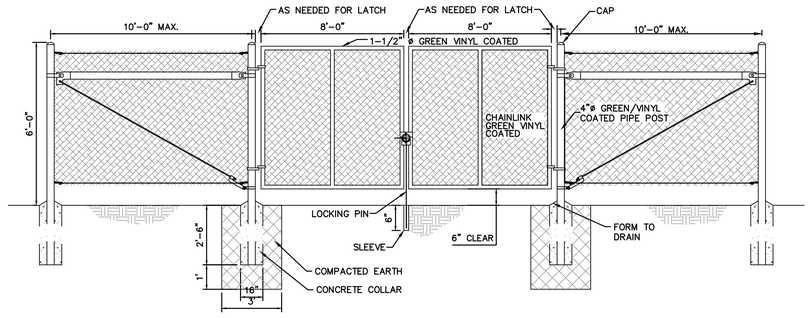


PLAN VIEW

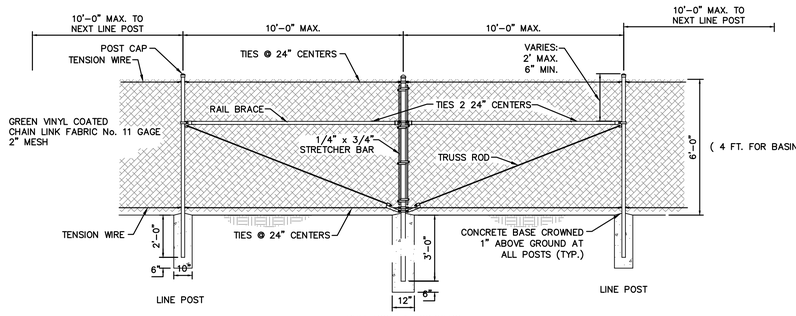


PROFILE VIEW

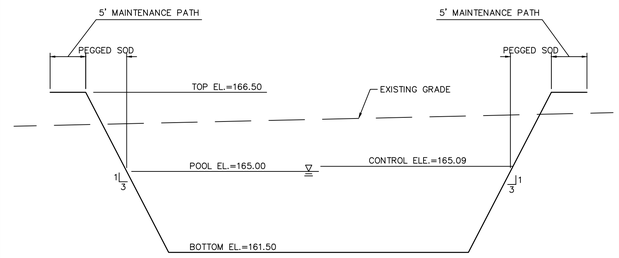
BASIN 2 OUTFALL S-10 DETAIL
N.T.S.



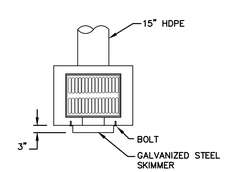
CHAINLINK GATE DETAIL
N.T.S.



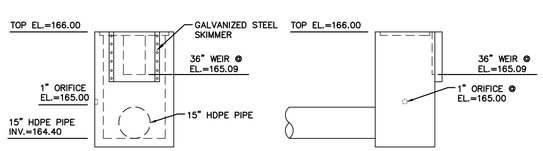
CHAINLINK FENCE DETAIL
N.T.S.



BASIN TYPICAL SECTION (BASIN 1)
N.T.S.



PLAN VIEW



PROFILE VIEW

BASIN 1 OUTFALL S-12 DETAIL
N.T.S.

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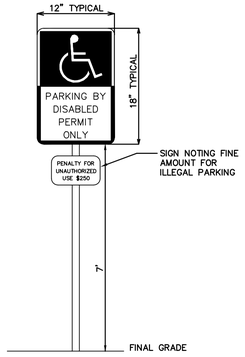
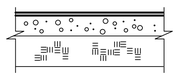


SIGN NOTES:

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.



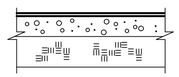
1-1/2" TYPE SP-9.5, ASPHALTIC CONCRETE

6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" SUBGRADE. LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



2" TYPE SP-9.5, SUPERPAVE ASPHALTIC CONCRETE

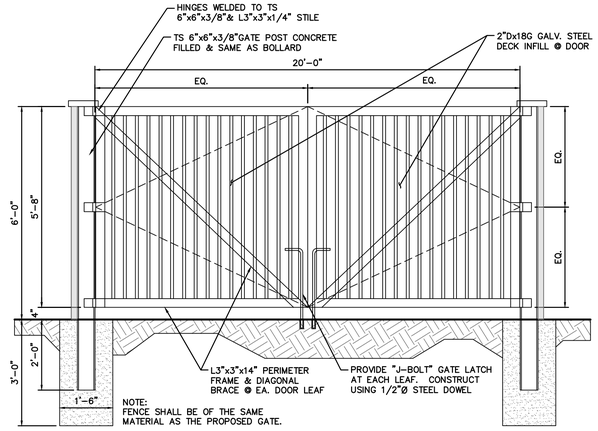
6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" TYPE B STABLIZED SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

NOTE:
FLEXIBLE PAVEMENTS ARE TO BE EVALUATED AND DESIGNED IN ACCORDANCE WITH THE FDOT FLEXIBLE PAVEMENT DESIGN MANUAL AND FDOT STANDARDS INDEX 514.

TYPICAL ASPHALT PAVEMENT WITHIN CITY R/W DETAIL

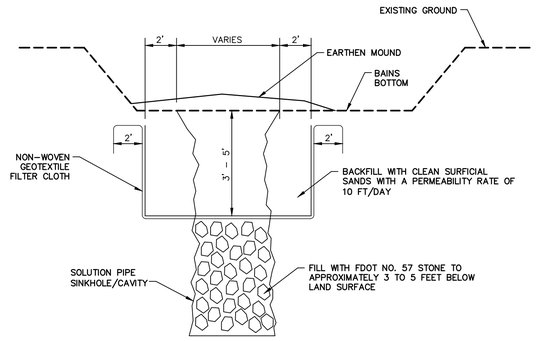
N.T.S.



NOTE:
FENCE SHALL BE OF THE SAME MATERIAL AS THE PROPOSED GATE.

FENCE/GATE DETAIL FOR SERVICE AREAS AND DUMPSTER PAD

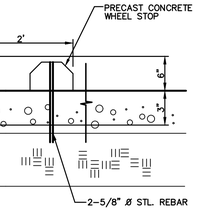
N.T.S.



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.

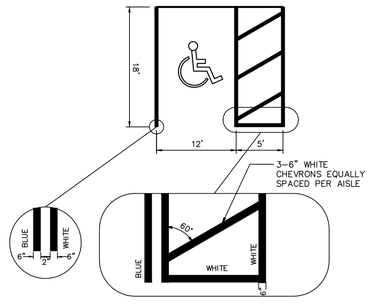
SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



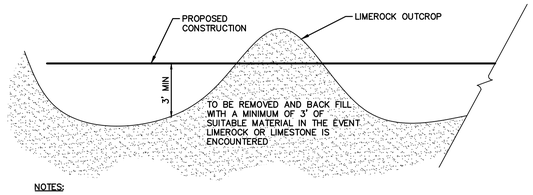
PREFAB WHEEL STOP

N.T.S.



HANDICAP STRIPING DETAIL

N.T.S.

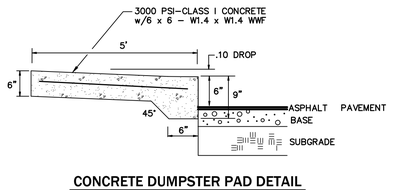


NOTES:

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.

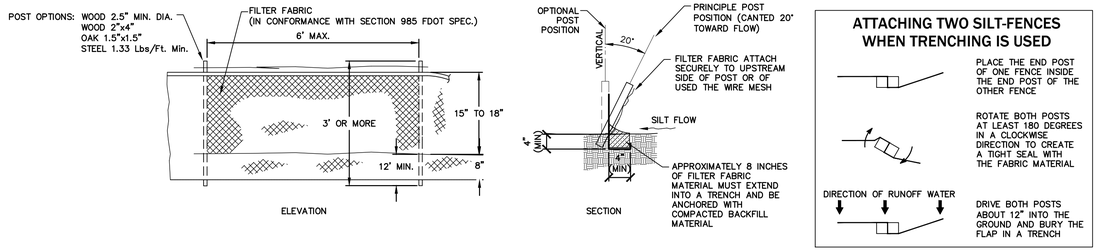
LIMEROCK OUTCROP REMOVAL DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

N.T.S.



ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED

PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DIRECTION OF RUNOFF WATER

DRIVE BOTH POSTS ABOUT 12" INTO THE GROUND AND BURY THE FLAP IN A TRENCH

TYPE III SILT FENCE 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. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. 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."
15. COUNTY RIGHT-OF-WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462-2147), 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.
16. STATE 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 REQUIREMENTS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH 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.

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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: 22-032

Project phase: CONSTRUCTION PLANS

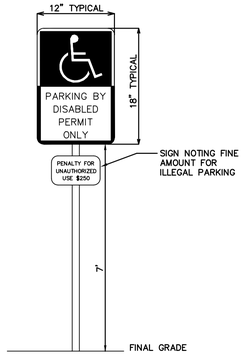
Project title:
DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES

Designed:	QH
Drawn:	LBO
Checked:	CSV
Date:	01/26/23

Sheet No.: C320

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A220321I.dwg, C320 - PGD DETAILS, 1/26/2023 9:05:31 AM, TAR

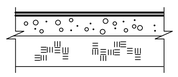


SIGN NOTES:

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.



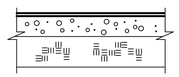
1-1/2" TYPE SP-9.5, ASPHALTIC CONCRETE

6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" SUBGRADE. LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



2" TYPE SP-9.5, SUPERPAVE ASPHALTIC CONCRETE

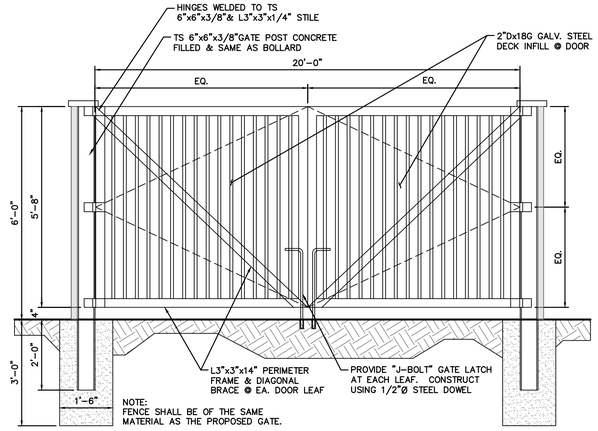
6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" TYPE B STABLIZED SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

NOTE:
FLEXIBLE PAVEMENTS ARE TO BE EVALUATED AND DESIGNED IN ACCORDANCE WITH THE FDOT FLEXIBLE PAVEMENT DESIGN MANUAL AND FDOT STANDARDS INDEX 514.

TYPICAL ASPHALT PAVEMENT WITHIN CITY R/W DETAIL

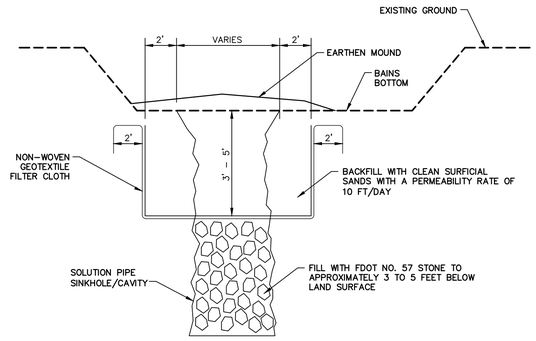
N.T.S.



NOTE:
FENCE SHALL BE OF THE SAME MATERIAL AS THE PROPOSED GATE.

FENCE/GATE DETAIL FOR SERVICE AREAS AND DUMPSTER PAD

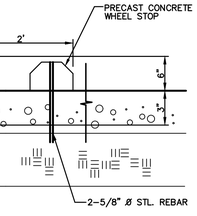
N.T.S.



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.

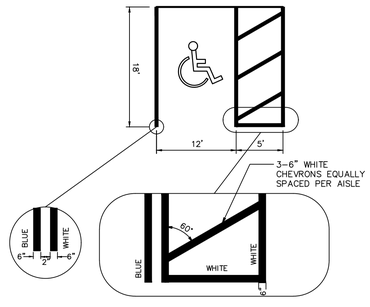
SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



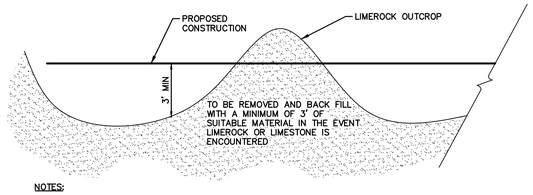
PREFAB WHEEL STOP

N.T.S.



HANDICAP STRIPING DETAIL

N.T.S.

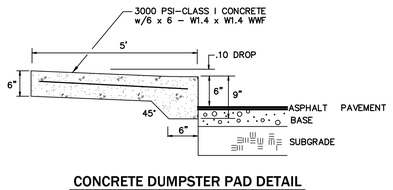


NOTES:

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.

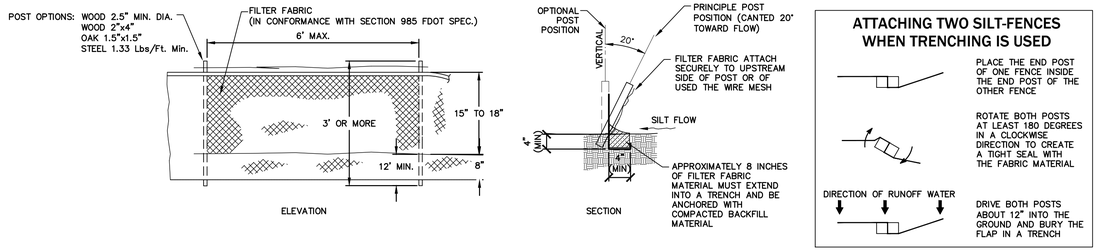
LIMEROCK OUTCROP REMOVAL DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

N.T.S.



ATTACHING TWO SILT-FENCES WHEN TRENCHING IS USED

PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DIRECTION OF RUNOFF WATER

DRIVE BOTH POSTS ABOUT 12" INTO THE GROUND AND BURY THE FLAP IN A TRENCH

TYPE III SILT FENCE 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.
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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:
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   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.
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   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE CITY AND STATE ROW, WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070), AND FDOT RESPECTIVELY, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH EACH 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.

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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: 22-032

Project phase: CONSTRUCTION PLANS

Project title:
DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES

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\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A220321I.dwg, C320 - PGD DETAILS, 1/26/2023 9:05:31 AM, TAR

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: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 27 , T 8 SOUTH, R 19 EAST
COUNTY PARCEL NO.: PORTION OF 05885-010-007
LATITUDE AND LONGITUDE: 29°46'59.6"N 82°27'20.9"W
STREET ADDRESS:
PROJECT AREA: 2.85 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 2.84 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF MINI STORAGE WAREHOUSES WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.

2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY GSE ENGINEERING, INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (3) DRAINAGE AREAS. AREA (1): 0.52 CONTAINED IN BASIN 1. AREA (2): 2.01 CONTAINED IN BASIN 2. AREA (3) 1.30 ACRES DIVERTED WITH A SWALE TO ALLOW NATURAL FLOW.

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(S) 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. (EXISTING) STORMWATER BASIN(S) 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 WETLAND(S) AND/OR BASIN(S) 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. THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.

6. THE STORMWATER BASIN(S) 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. ALL ENTRANCES 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 ENTRANCE(S).

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 WET DETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION (DISCHARGE TO TURKEY CREEK AND ASSOCIATED WATERSHED). THE BASIN 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 SJRWMD HANDBOOK.

3. AREA (3) WILL HAVE A DIVERSION SWALE TO PROMOTE NTURAL FLOW.

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 INSPECTION 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 STORMWATER. 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: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN

PROJECT ADDRESS: _____

PROJECT ADDRESS: _____

CITY, STATE, ZIP CODE: _____ , FLORIDA.

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: **DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN** 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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C330

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A220321.dwg, C330 - SPPP, 1/26/2023 9:05:32 AM, TAR

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: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 27 , T 8 SOUTH, R 19 EAST
COUNTY PARCEL NO.: PORTION OF 05885-010-007
LATITUDE AND LONGITUDE: 29°46'59.6"N 82°27'20.9"W
STREET ADDRESS:
PROJECT AREA: 2.85 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 2.84 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF MINI STORAGE WAREHOUSES WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.

2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY GSE ENGINEERING, INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (3) DRAINAGE AREAS. AREA (1): 0.52 CONTAINED IN BASIN 1. AREA (2): 2.01 CONTAINED IN BASIN 2. AREA (3) 1.30 ACRES DIVERTED WITH A SWALE TO ALLOW NATURAL FLOW.

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(S) 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. (EXISTING) STORMWATER BASIN(S) 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 WETLAND(S) AND/OR BASIN(S) 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. THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.

6. THE STORMWATER BASIN(S) 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. ALL ENTRANCES 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 ENTRANCE(S).

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 WET DETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION (DISCHARGE TO TURKEY CREEK AND ASSOCIATED WATERSHED). THE BASIN 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 SJRWMD HANDBOOK.

3. AREA (3) WILL HAVE A DIVERSION SWALE TO PROMOTE NTURAL FLOW.

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 INSPECTION 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 STORMWATER. 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: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN

PROJECT ADDRESS: _____

PROJECT ADDRESS: _____

CITY, STATE, ZIP CODE: _____ , FLORIDA.

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: **DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN** 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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C330

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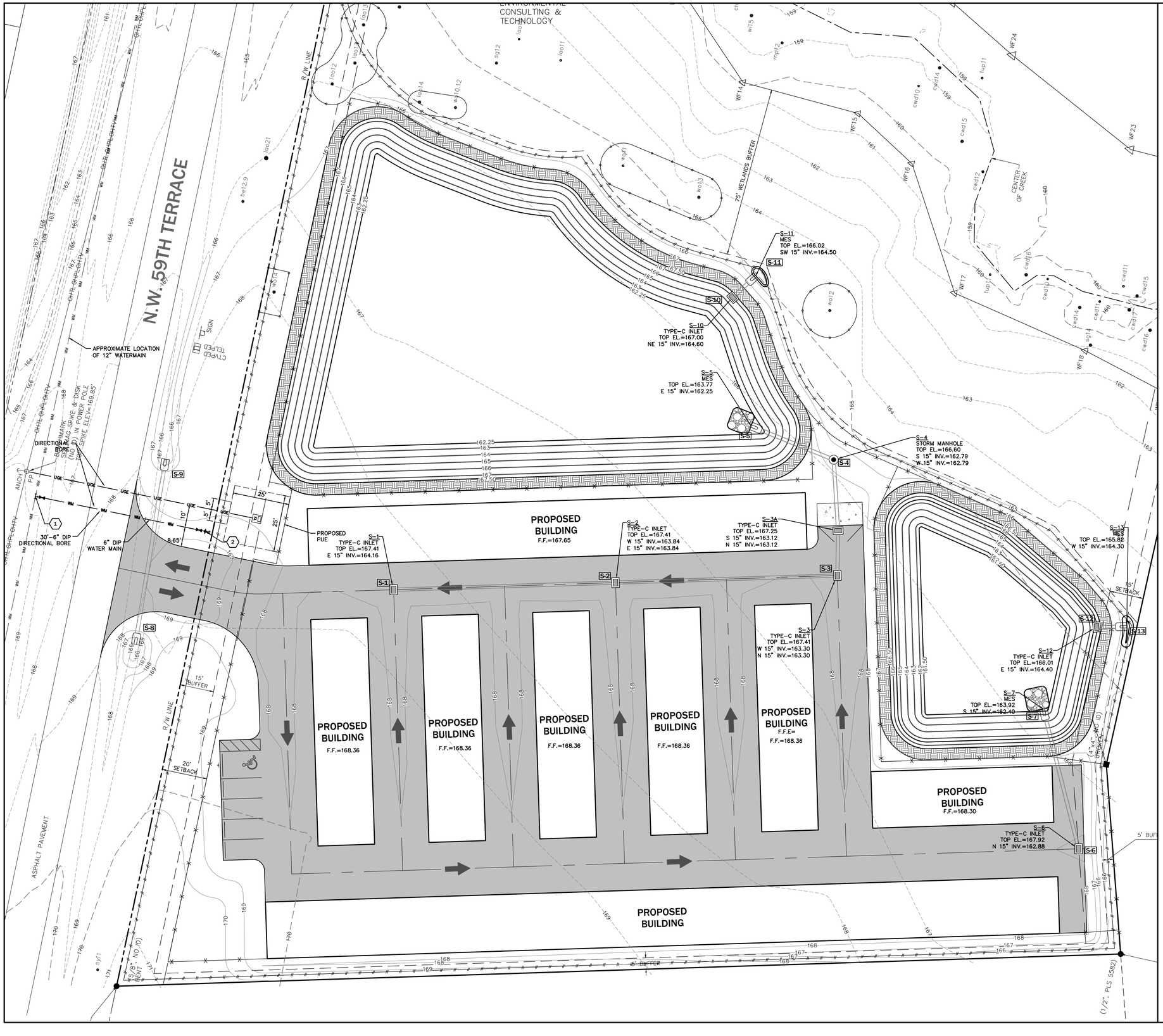

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & 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. NOTE THAT THE ELECTRICAL POINT OF CONNECTION MAY CHANGE IF THE EXISTING COA PRIMARY CIRCUIT IS RE-ROUTED."
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. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 118 (SEE DETAIL SHEET C420)
16. WATERMAIN PVC PIPE SHALL CONFORM TO CITY OF ALACHUA DESIGN & CONSTRUCTION MANUAL. AS A MINIMUM, PIPE SHALL BE DR-18 & NSF-61 RATED.
17. ALL WATER PIPE AND FITTINGS SHALL BE RESTRAINED. ALSO, RESTRAIN EXISTING WATERMAIN AS PER DETAIL 149.
18. PROVIDE A TRACER WIRE SYSTEM FOR THE WATERMAIN. START AT THE POINT OF CONNECTION AS PER DETAIL 318. END AT THE FIRE HYDRANT. INSTALL TRACER WIRE ALONG ENTIRE PIPE LENGTH, INCLUDING UNDER THE ROAD.
19. 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.

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

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWING SHALL BE PROVIDED

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWNG OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	1 - 6" DIP WATER MAIN 1 - 6"X12" TAPPING SLEEVE AND VALVE
2	1 - 6" GATE VALVE AND BOX 1 - FIRE HYDRANT ASSEMBLY

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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: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C400

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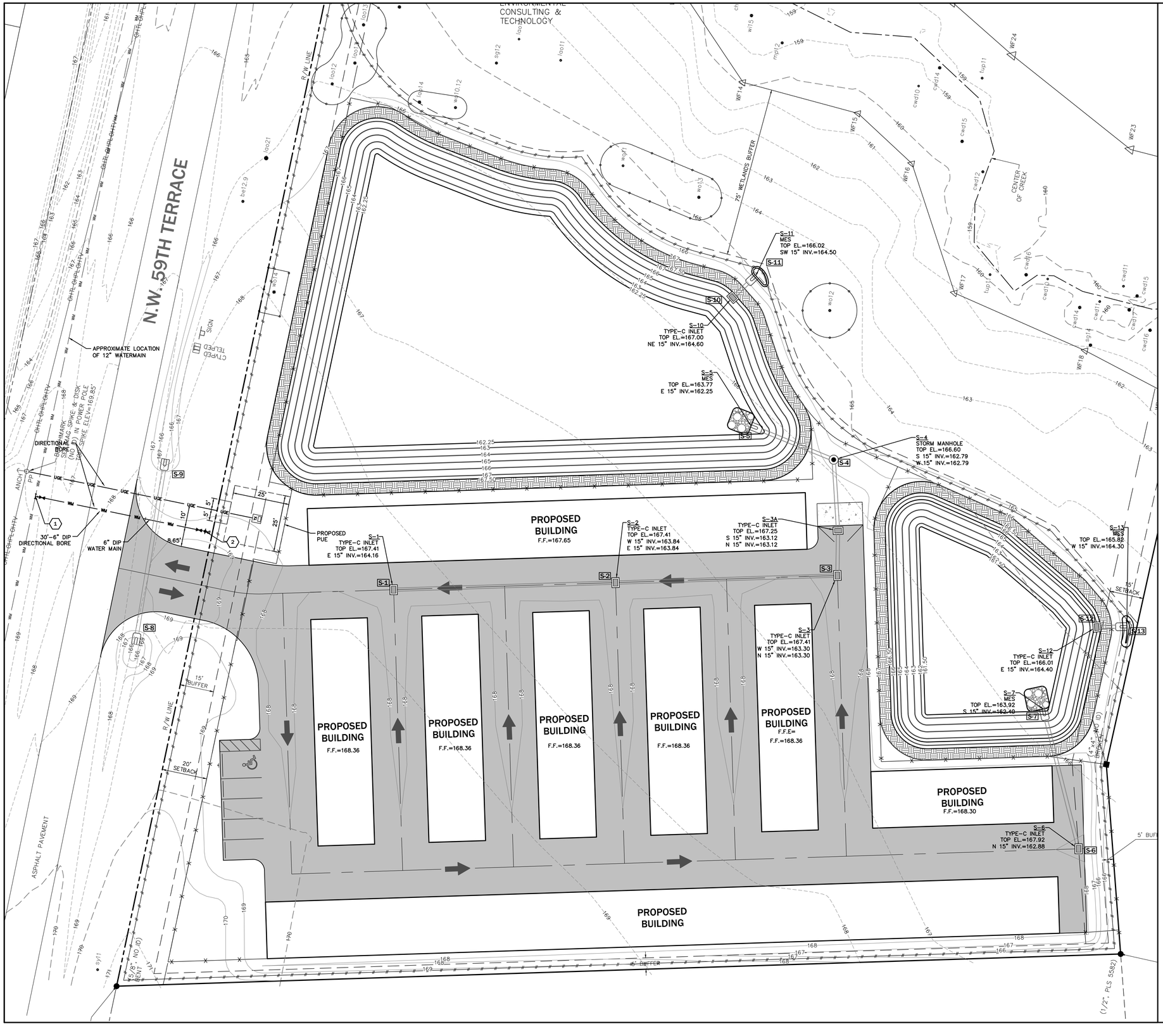

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & 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. NOTE THAT THE ELECTRICAL POINT OF CONNECTION MAY CHANGE IF THE EXISTING COA PRIMARY CIRCUIT IS RE-ROUTED."
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. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 118 (SEE DETAIL SHEET C420)
16. WATERMAIN PVC PIPE SHALL CONFORM TO CITY OF ALACHUA DESIGN & CONSTRUCTION MANUAL. AS A MINIMUM, PIPE SHALL BE DR-18 & NSF-61 RATED.
17. ALL WATER PIPE AND FITTINGS SHALL BE RESTRAINED. ALSO, RESTRAIN EXISTING WATERMAIN AS PER DETAIL 149.
18. PROVIDE A TRACER WIRE SYSTEM FOR THE WATERMAIN. START AT THE POINT OF CONNECTION AS PER DETAIL 318. END AT THE FIRE HYDRANT. INSTALL TRACER WIRE ALONG ENTIRE PIPE LENGTH, INCLUDING UNDER THE ROAD.
19. 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.

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

1.7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ELECTRICAL AS-BUILT INFORMATION, WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ELECTRICAL AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD. BOTH PAPER AND AUTOCAD DRAWING SHALL BE PROVIDED

1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT DRAWNG OF THE PRIMARY POWER CIRCUIT TO THE NEW TRANSFORMER.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	1 - 6" DIP WATER MAIN 1 - 6"X12" TAPPING SLEEVE AND VALVE
2	1 - 6" GATE VALVE AND BOX 1 - FIRE HYDRANT ASSEMBLY

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
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NORTH
SCALE: 1" = 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: 22-032

Project phase: CONSTRUCTION PLANS

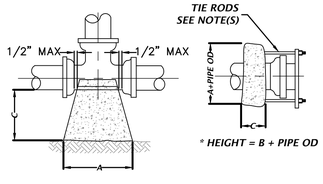
Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

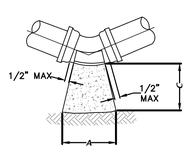
Sheet title: UTILITY PLAN

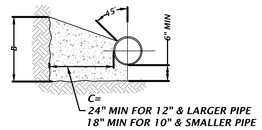
Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C400

THRUST BLOCK FOR TEES AND PLUGS				
	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00
18"	56"	64"	24"	24.89
20"	60"	76"	24"	31.67
24"	72"	90"	24"	45.00
30"	86"	102"	24"	60.67
36"	116"	108"	24"	86.11







THRUST BLOCK FOR BENDS																
	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97
18"	64"	80"	24"	35.56	46"	60"	24"	19.17	36"	42"	24"	10.50	24"	32"	24"	5.33
20"	72"	88"	24"	44.00	52"	66"	24"	23.83	38"	48"	24"	12.67	26"	36"	24"	6.50
24"	96"	96"	24"	36.89	64"	78"	24"	34.67	46"	56"	24"	17.89	32"	40"	24"	8.89
30"	122"	102"	24"	86.11	72"	94"	24"	47.00	56"	62"	24"	24.11	36"	48"	24"	12.00
36"	166"	104"	24"	123.33	88"	108"	24"	66.00	64"	78"	24"	34.67	44"	54"	24"	16.50

GENERAL NOTE(S):

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

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

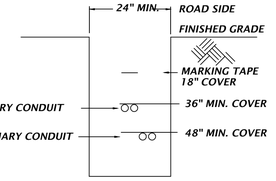
7. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*

306 THRUST BLOCK AND TIE ROD DETAILS
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.

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.

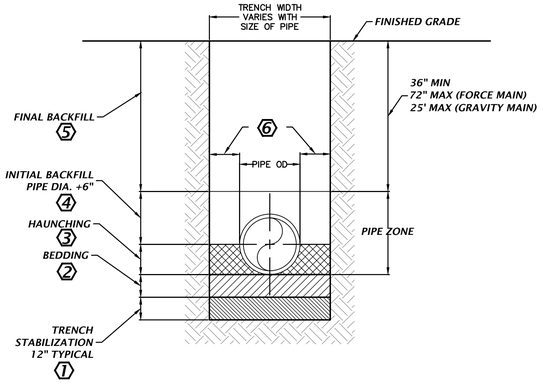
506 TYPICAL CONDUIT TRENCH
NTS

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

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

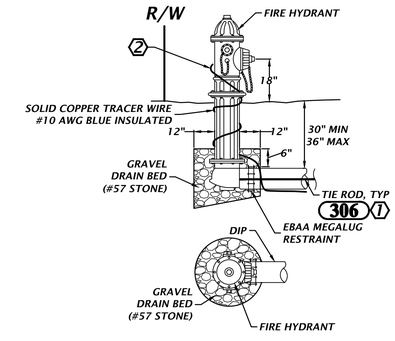
SYMBOLS

- 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 NOTE(S):

1. *RESTRAIN MINIMUM OF 58' OF PIPE.*

KEYED NOTE(S):

1. *PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.*
2. *EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.*

100 FIRE HYDRANT (DEAD END)
NTS

eda consultants inc.
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720 S.W. 2nd Ave, South Tower, Suite 300
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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS SHEET 1 OF 2

Designed:	QH
Drawn:	LBO
Checked:	CSV
Date:	01/26/23

Sheet No.: C410

\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A220321.dwg, C410 - UTIL DETAILS 1-2, 1/26/2023 9:05:36 AM, TAR

THRUST BLOCK FOR TEES AND PLUGS				
	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
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14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00
18"	56"	64"	24"	24.89
20"	60"	76"	24"	31.67
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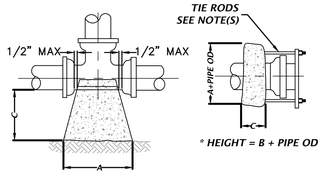

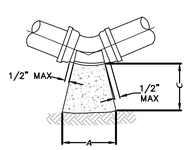

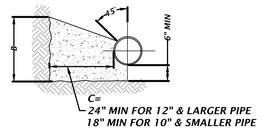

THRUST BLOCK FOR BENDS																
	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97
18"	64"	80"	24"	35.56	46"	60"	24"	19.17	36"	42"	24"	10.50	24"	32"	24"	5.33
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GENERAL NOTE(S):

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

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
18" - 20"	DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
24"	DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
30" - 36"	DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
42" - 48"	DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
54"	DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)

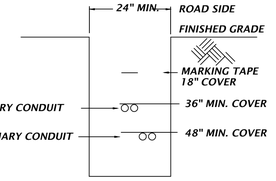
7. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*

306 THRUST BLOCK AND TIE ROD DETAILS
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.

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.

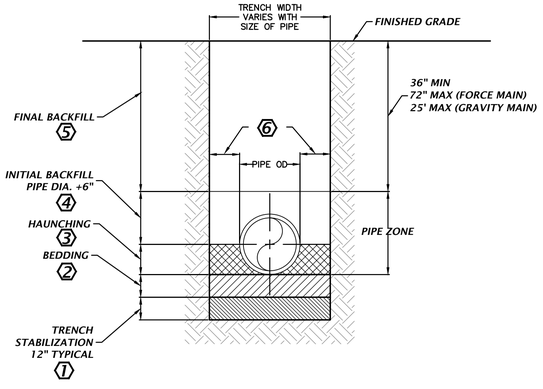
506 TYPICAL CONDUIT TRENCH
NTS

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

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

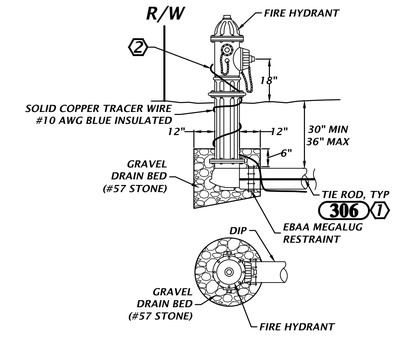
SYMBOLS

- 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 NOTE(S):

1. *RESTRAIN MINIMUM OF 58' OF PIPE.*

KEYED NOTE(S):

1. *PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.*
2. *EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.*

100 FIRE HYDRANT (DEAD END)
NTS

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

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS SHEET 1 OF 2

Designed:	QH
Drawn:	LBO
Checked:	CSV
Date:	01/26/23

Sheet No.: C410

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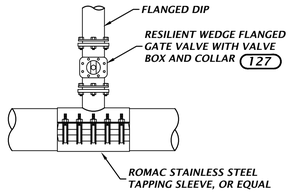
GENERAL NOTE(S)

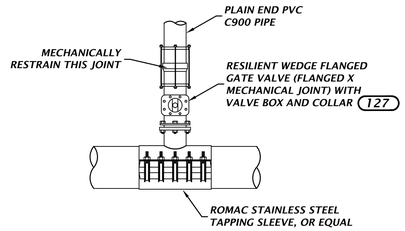
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON (309) AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

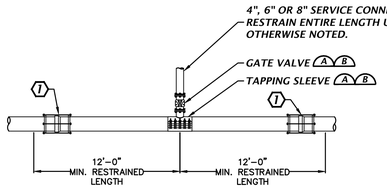
(1) RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



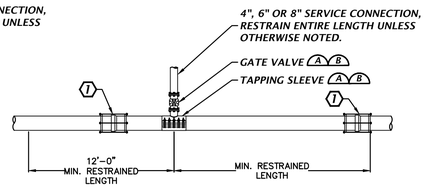
(A) FLANGED DIP SERVICE CONNECTION



(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

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

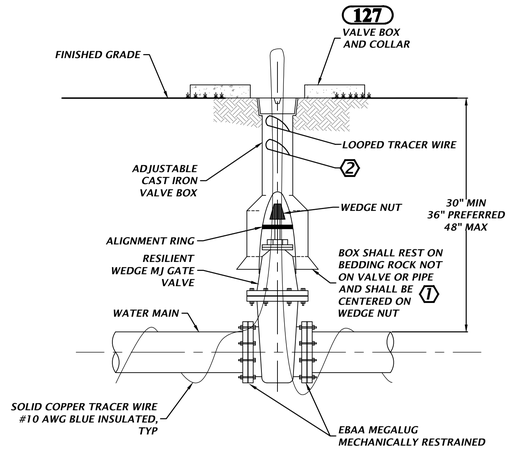
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

(307) PAINT SYSTEM NO. 5
NTS



GENERAL NOTE(S):

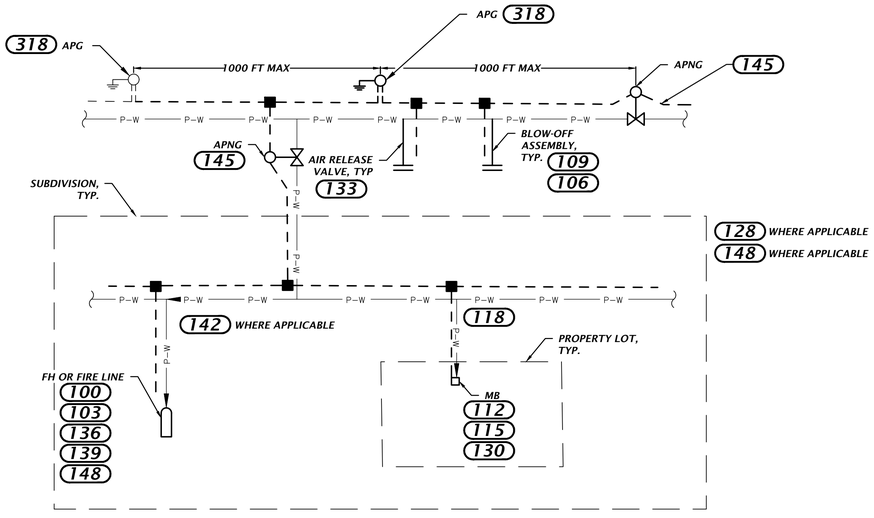
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

(1) WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

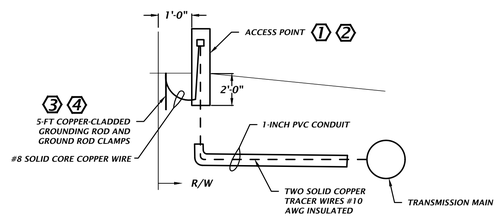
(2) VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

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

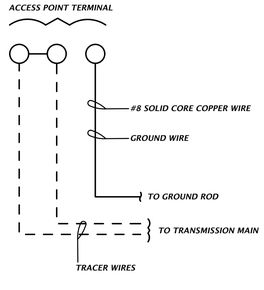


GENERAL NOTES: SEE (321A)

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



INTERCONNECT DIAGRAM



GENERAL NOTE(S):

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

KEYED NOTE(S):

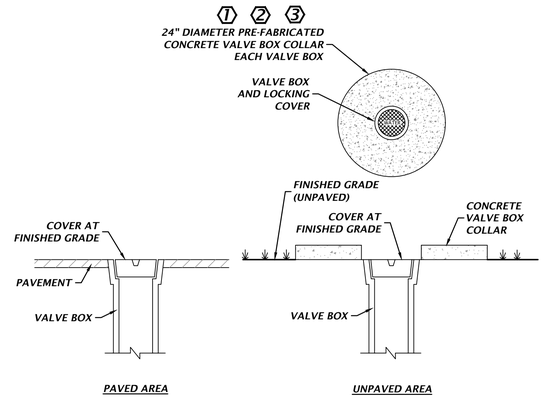
(1) PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.

(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



PAVED AREA

UNPAVED AREA

KEYED NOTE(S):

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

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

(3) PAINT VALVE BOX COVER AND COLLAR AS PER (307)

(127) VALVE BOX COVER
NTS

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-032

Project phase: CONSTRUCTION PLANS

Project title: DURATION BUILDERS NW 59TH TERR & US 441 SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS SHEET 2 OF 2

Designed: QH
Drawn: LBO
Checked: CSV
Date: 01/26/23

Sheet No.: C420

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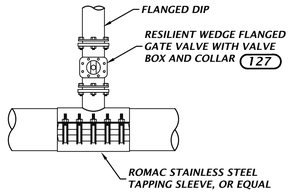

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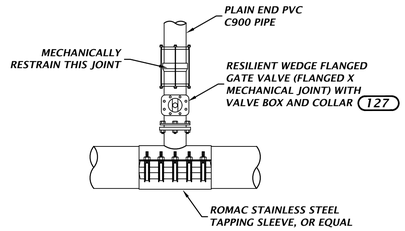

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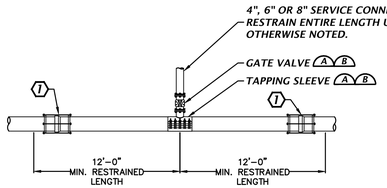

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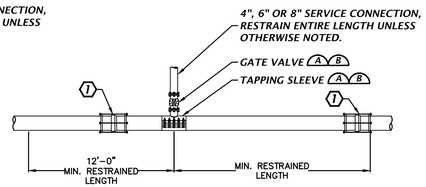

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(149) WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

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KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

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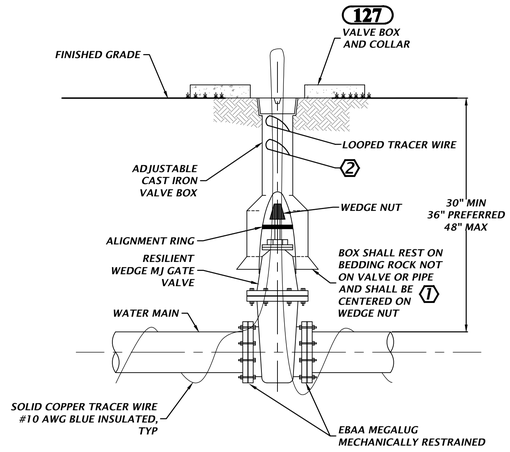
(307) PAINT SYSTEM NO. 5
NTS



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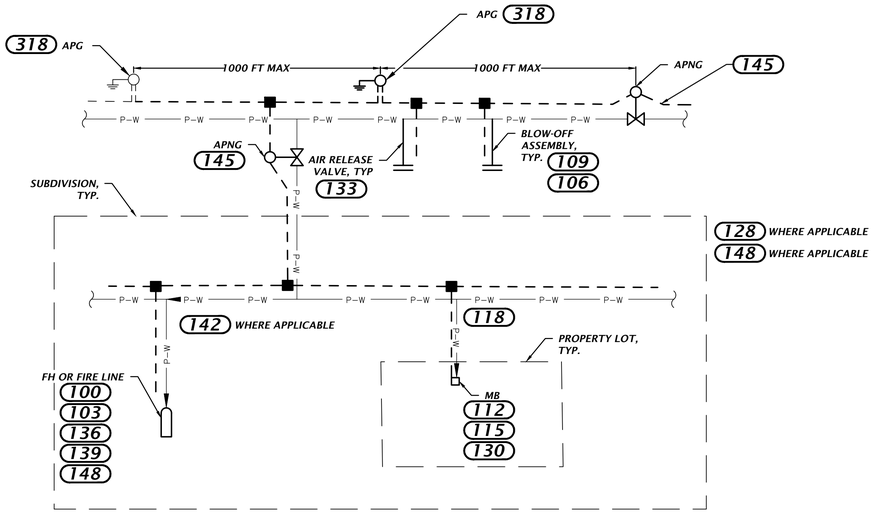
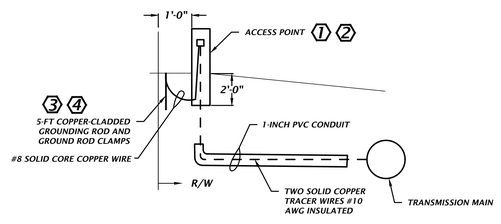
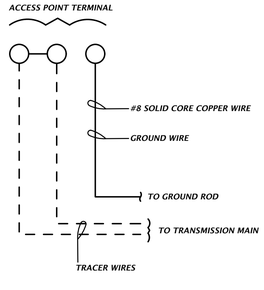


GENERAL NOTES: SEE (321A)

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



INTERCONNECT DIAGRAM



GENERAL NOTE(S):

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KEYED NOTE(S):

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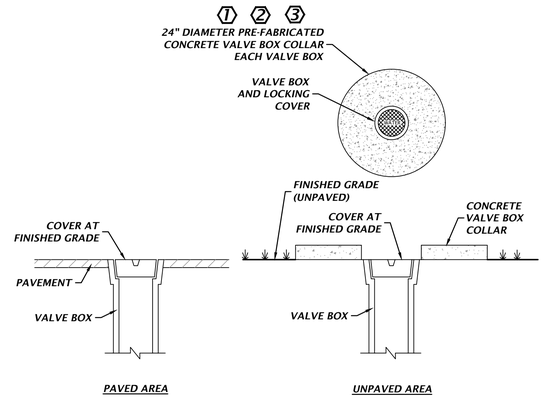
NTS



PAVED AREA

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SCALES:
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Designed: QH
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\\server3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Plans\Current DWG\A2203211.dwg, C420 - UTIL DETAILS SHEET 2-2, 1/26/2023 9:05:37 AM, TAR

N.W. 59TH TERRACE
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
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PROPOSED BUILDING
PROPOSED BUILDING
5' BUFFER
5' BUFFER
ASPHALT PAVEMENT
E. WOOD FENCE
E. CHAIN LINK FENCE
R/W LINE
SETBACK
UCE
CYPRESS TREE
OAK TREE
CRAPE MYRTLE
MAGNOLIA
CRAPE MYRTLE
CRAPE MYRTL

N.W. 59TH TERRACE
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
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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. THE IRRIGATION SYSTEM WILL BE TEMPORARY UNTIL PLANTINGS ARE ESTABLISHED. THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE TEMPORARY 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.

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 oak 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 will be temporary until plantings are established.***

Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation will be temporary until plantings are established.***

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.***
2. Water Efficiently. ***Irrigation will be temporary until plantings are established.***
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	2022-12-01	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039

Project Phase: CITY SUBMITTAL

Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE NOTES

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-25

Sheet No.: L200

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. THE IRRIGATION SYSTEM WILL BE TEMPORARY UNTIL PLANTINGS ARE ESTABLISHED. THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE TEMPORARY 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.

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 oak 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 will be temporary until plantings are established.***

Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation will be temporary until plantings are established.***

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.***
2. Water Efficiently. ***Irrigation will be temporary until plantings are established.***
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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kaley@floraviedesign.com

PREPARED FOR:
eda consultants
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Gainesville, Florida 32601
PHONE: (352) 373-3541

No.	Date	Comment
1	2022-12-01	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039

Project Phase: CITY SUBMITTAL

Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE NOTES

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	2022-10-25

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.

Total Site Area: 5.48 acres
Limits of Work: 3.81 acres (excluding wetland areas)

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

SIDES OF THE PRIMARY STRUCTURE: (2) canopy trees per acre

REAR OF THE PRIMARY STRUCTURE: (2) canopy trees per acre

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.

PROVIDED
CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	3 canopy trees / acre *3 canopy trees x 3.81 acres =* ***11.43 canopy trees required***	11 canopy trees
NORTH SIDE	2 canopy trees / acre *2 canopy trees x 3.81 acres =* ***7.62 canopy trees required***	8 canopy trees (located north of northern-most building)
REAR SIDE	2 canopy trees / acre *2 canopy trees x 3.81 acres =* ***7.62 canopy trees required***	8 canopy trees (located east of two eastern-most buildings)
SOUTH FACADE	2 canopy trees / acre *2 canopy trees x 3.81 acres =* ***7.62 canopy trees required***	8 canopy trees (located along southern facade of southern-most building)

PROVIDED
BUILDING FACADE CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY FACADE (WEST)	4 canopy trees / 100 LF 150 LF / 100 LF = 1.5 *4 canopy trees x 1.5 =* **6 *canopy trees required***	6 canopy 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.

PROVIDED
UNDERSTORY

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	6 understory trees / acre (50%) *6 trees x 3.81 acres = 22.86 trees* *22.86 trees x 50% =* ***11.43*** ***11 understory trees required***	**11 trees**
SIDE (25%)	6 understory trees / acre (25%) *6 trees x 3.81 acres = 22.86 trees* *22.86 trees x 25% =* ***5.71*** ***6 understory trees required***	**6 trees**
SIDE (25%)	6 understory trees / acre (25%) *6 trees x 3.81 acres = 22.86 trees* *22.86 trees x 25% =* ***5.71*** ***6 understory trees required***	**6 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 BUFFER REQUIREMENTS

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)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
b. Two understory/ornamental trees per 100 lineal feet of buffer.
c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

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.

PARKING LOT BUFFER	TREES & SHRUBS REQUIRED	PROVIDED
300 LINEAL FEET	*300 lineal feet / 100 lineal feet* = 3.0 *3.0 x 4 canopy trees =* ***12 canopy trees required*** *3.0 x 2 understory trees =* ***12 understory trees required*** ***Continuous opaque screen of shrub material required***	***12 canopy trees*** ***12 understory trees*** ***Continuous opaque screen of shrub material provided***

TREE MITIGATION

Per Section 6.2.1 (D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be counted towards required tree mitigation. Landscape plan to meet code requirement minimums currently proposes 95 trees. 25% * 95 trees = 24 trees (23.75) counted towards mitigation of required mitigation trees.

Deficit of 20 additional trees needed to meet mitigation requirements.
20 additional mitigation trees proposed.
REQUIREMENT SATISFIED.

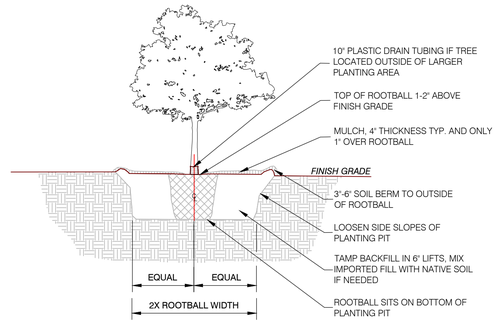
SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PERIMETER BUFFER REQUIREMENTS

Per 6.2.2.D.(3) 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.

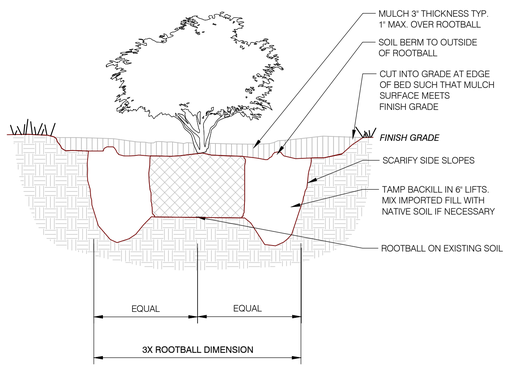
Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH EXISTING WETLAND	NO BUFFER REQUIRED	NO BUFFER REQUIRED
SOUTH 7.5' WIDE BUFFER, TYPE C OPTION 1 443' LINEAR FEET	One canopy tree every 30 linear feet plus one evergreen hedge *443 lf /30 =* ***14.76 canopy trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land 14.76 canopy trees x 50% = 7.38 trees required***	**7 canopy trees + evergreen hedge**
EAST VACANT COMMERCIAL INTENSIVE 242' BUFFER, TYPE A OPTION 1	One canopy tree every 60 linear feet, plus one understory or ornamental tree per 60 linear feet *242 lf /60 =* ***4 canopy trees required*** *242 lf / 40 =* ***4 understorey trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land 4 canopy trees x 50% = 2 trees required 4 understorey trees x 50% = 2 trees required***	**4 canopy trees; 4 understory trees**
WEST 15' BUFFER, TYPE D OPTION 1 580 lf - 30 lf (driveway) = 550 lf	One canopy tree every 25 linear feet, one understory tree every 40 linear feet plus one evergreen hedge *550 lf / 25 lf =* ***22 canopy trees required*** *550 lf / 40 lf =* ***13.75 understory trees required***	**4 existing canopy trees; 18 new canopy trees; 14 understory trees; evergreen hedge**



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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eda consultants
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PHONE: (352) 373-3541

No.	Date	Comment
1	2022-12-01	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039
Project Phase: CITY SUBMITTAL
Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE CALCULATIONS AND DETAILS

Designed: KMD
Drawn: ZRR
Checked: KMD
Date: 2022-10-25
Sheet No.: L201

(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Total Site Area: 5.48 acres
Limits of Work: 3.81 acres (excluding wetland areas)

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.

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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.

PROVIDED
CANOPY

LOCATION	REQUIREMENT	PROVIDED
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PROVIDED
BUILDING FACADE CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY FACADE (WEST)	4 canopy trees / 100 LF 150 LF / 100 LF = 1.5 *4 canopy trees x 1.5 =* **6 *canopy trees required***	6 canopy trees

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PROVIDED
UNDERSTORY

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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 BUFFER REQUIREMENTS

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)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
b. Two understory/ornamental trees per 100 lineal feet of buffer.
c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

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.

PARKING LOT BUFFER	TREES & SHRUBS REQUIRED	PROVIDED
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TREE MITIGATION

Per Section 6.2.1 (D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be counted towards required tree mitigation. Landscape plan to meet code requirement minimums currently proposes 95 trees. 25% * 95 trees = 24 trees (23.75) counted towards mitigation of required mitigation trees.

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20 additional mitigation trees proposed.
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SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PERIMETER BUFFER REQUIREMENTS

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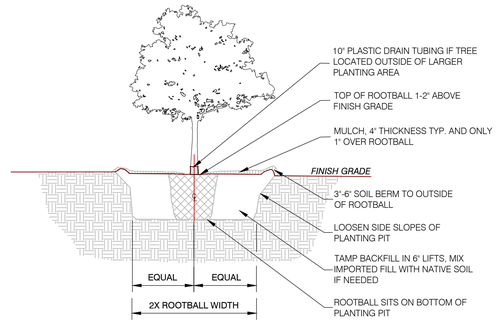
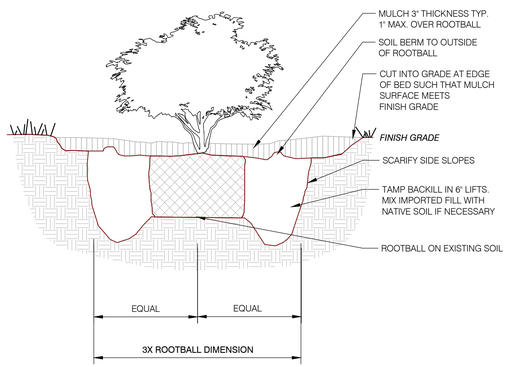
LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH EXISTING WETLAND	NO BUFFER REQUIRED	NO BUFFER REQUIRED
SOUTH 7.5' WIDE BUFFER, TYPE C OPTION 1 443' LINEAR FEET	One canopy tree every 30 linear feet plus one evergreen hedge *443 lf /30 =* ***14.76 canopy trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land 14.76 canopy trees x 50% = 7.38 trees required***	**7 canopy trees + evergreen hedge**
EAST VACANT COMMERCIAL INTENSIVE 242' BUFFER, TYPE A OPTION 1	One canopy tree every 60 linear feet, plus one understory or ornamental tree per 60 linear feet *242 lf /60 =* ***4 canopy trees required*** *242 lf / 40 =* ***4 understorey trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land 4 canopy trees x 50% = 2 trees required 4 understorey trees x 50% = 2 trees required***	**4 canopy trees; 4 understory trees**
WEST 15' BUFFER, TYPE D OPTION 1 580 lf - 30 lf (driveway) = 550 lf	One canopy tree every 25 linear feet, one understory tree every 40 linear feet plus one evergreen hedge *550 lf / 25 lf =* ***22 canopy trees required*** *550 lf / 40 lf =* ***13.75 understory trees required***	**4 existing canopy trees; 18 new canopy trees; 14 understory trees; evergreen hedge**



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

PREPARED BY:
floravie design
Contact: KALEY DUNLAP
1001 N. ORANGE AVENUE
ORLANDO, FL 32801
TEL | 321-277-0826
kaley@floraviedesign.com

PREPARED FOR:
eda consultants
CONTACT: Claudia Vega
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
PHONE: (352) 373-3541

No.	Date	Comment
1	2022-12-01	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039
Project Phase: CITY SUBMITTAL
Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE CALCULATIONS AND DETAILS

Designed: KMD
Drawn: ZRR
Checked: KMD
Date: 2022-10-25
Sheet No.: L201

TREE MITIGATION

Per Section 6.2.1 (D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be counted towards required tree mitigation. Landscape plan to meet code requirement minimums currently proposes 95 trees. 25% * 95 trees = 24 trees (23.75) counted towards mitigation of required mitigation trees.

Deficit of 11 additional trees needed to meet mitigation requirements.
11 additional mitigation trees proposed.
REQUIREMENT SATISFIED.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	AR	12	Acer rubrum / Red Maple	2" Cal.	8` Ht.
	LT	9	Liriodendron tulipifera / Tulip Poplar	2" Cal.	8` Ht.
	MG	15	Magnolia grandiflora / Southern Magnolia	2" Cal.	8` Ht.
	PO	7	Platanus occidentalis / American Sycamore	2" Cal.	8` Ht.
	QV	10	Quercus virginiana / Southern Live Oak	2" Cal.	8` Ht.
	TD	4	Taxodium distichum / Bald Cypress	2" Cal.	8` Ht.

MITIGATION TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	M-TD	11	Taxodium distichum / Bald Cypress	2" Cal.	8` Ht.

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	CF	16	Cornus florida / Flowering Dogwood	1.5" Cal. Canes	8` Ht.
	IE	17	Ilex x attenuata 'East Palatka' / East Palatka Holly	1.5" Cal.	8` Ht.
	LI	5	Lagerstroemia indica / Crape Myrtle	1.5" Cal. Canes	8` Ht.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	IP	372	Illicium floridanum / Florida Anise	3 gal.	18"x18", Full
	VD2	20	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	18"x18", Full

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	SB	458	Spartina bakeri / Sand Cordgrass	3 gal.	

PREPARED BY:
floravie design
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TEL | 321-277-0826
kaley@floraviedesign.com

PREPARED FOR:
eda consultants
CONTACT: Claudia Vega
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
PHONE: (352) 373-3541

NORTH
0 30 60 feet
SCALE: 1" = 30'

No.	Date	Comment
1	2022-12-01	PER CITY COMMENTS
2	2023-01-12	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039
Project Phase: CITY SUBMITTAL
Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE PLAN

Designed: KMD
Drawn: ZRR
Checked: KMD
Date: 2022-10-25
Sheet No.: L300

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PREPARED FOR:
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CONTACT: Claudia Vega
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PHONE: (352) 373-3541

NORTH
0 30 60 feet
SCALE: 1" = 30'

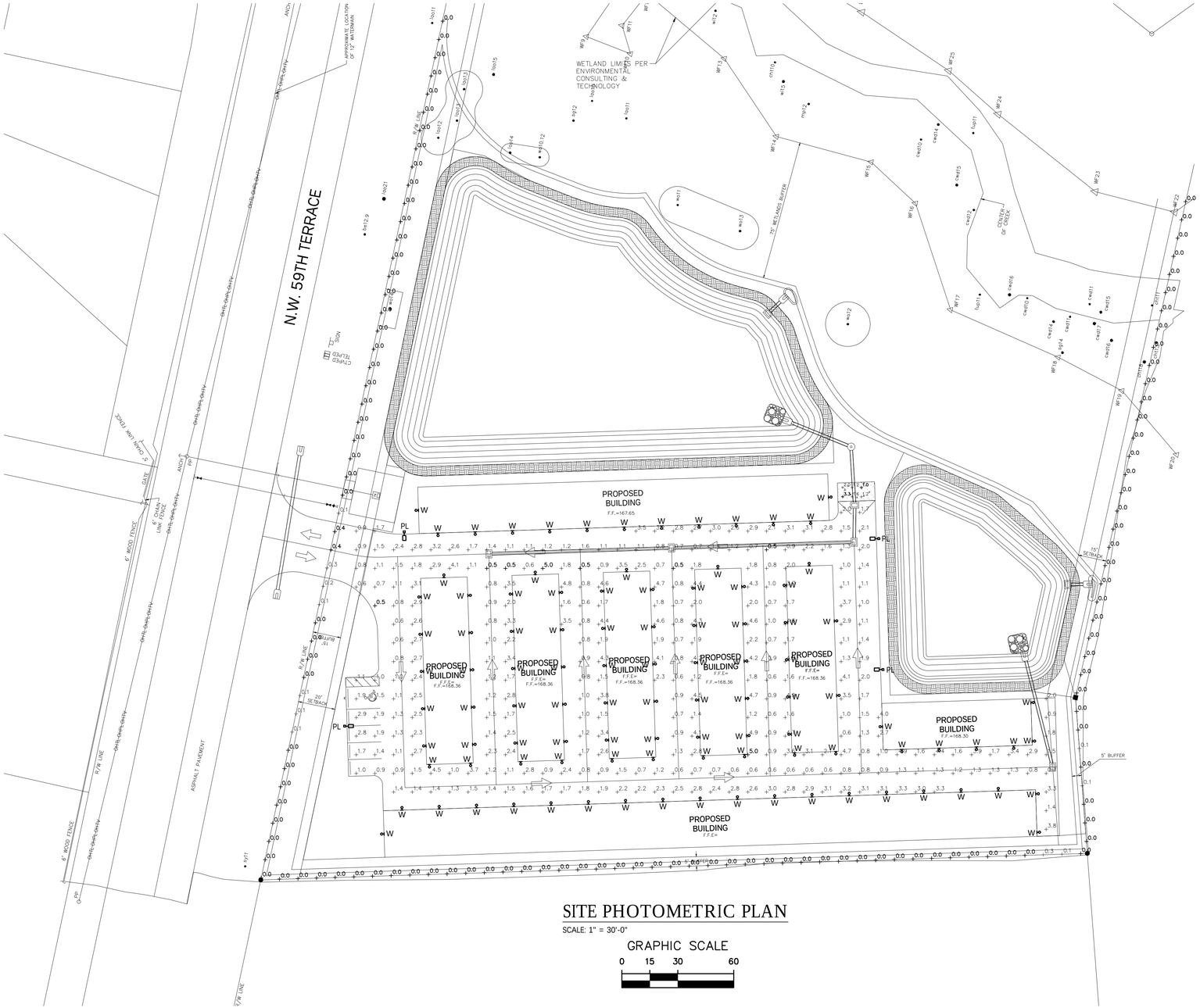
No.	Date	Comment
1	2022-12-01	PER CITY COMMENTS
2	2023-01-12	PER CITY COMMENTS
3	2023-01-26	UPDATED FENCE LAYOUT

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.: 22-039
Project Phase: CITY SUBMITTAL
Project Title: DURATION BUILDERS CITY OF ALACHUA, FLORIDA
Sheet Title: LANDSCAPE PLAN

Designed: KMD
Drawn: ZRR
Checked: KMD
Date: 2022-10-25
Sheet No.: L300



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
VEHICULAR USE AREA	+	1.9 fc	5.0 fc	0.5 fc	10.0:1	3.8:1
DUMPSTER AREA	+	1.7 fc	3.3 fc	1.0 fc	3.3:1	1.7:1

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.

Fixture Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Mounting Height
	W	102	STONCO / KEENE	LPW-7-10-NW-G3-2-8	LYTEPRO WALL 7 SCONCE	1	1050	0.81	8FT
	PL	4	SIGNIFY GARDCO	ECF-S-32L-365-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC	1	5934	0.81	15FT

KENNETH W. HUNTER
LICENSE
No. 76961
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 1/26/23 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

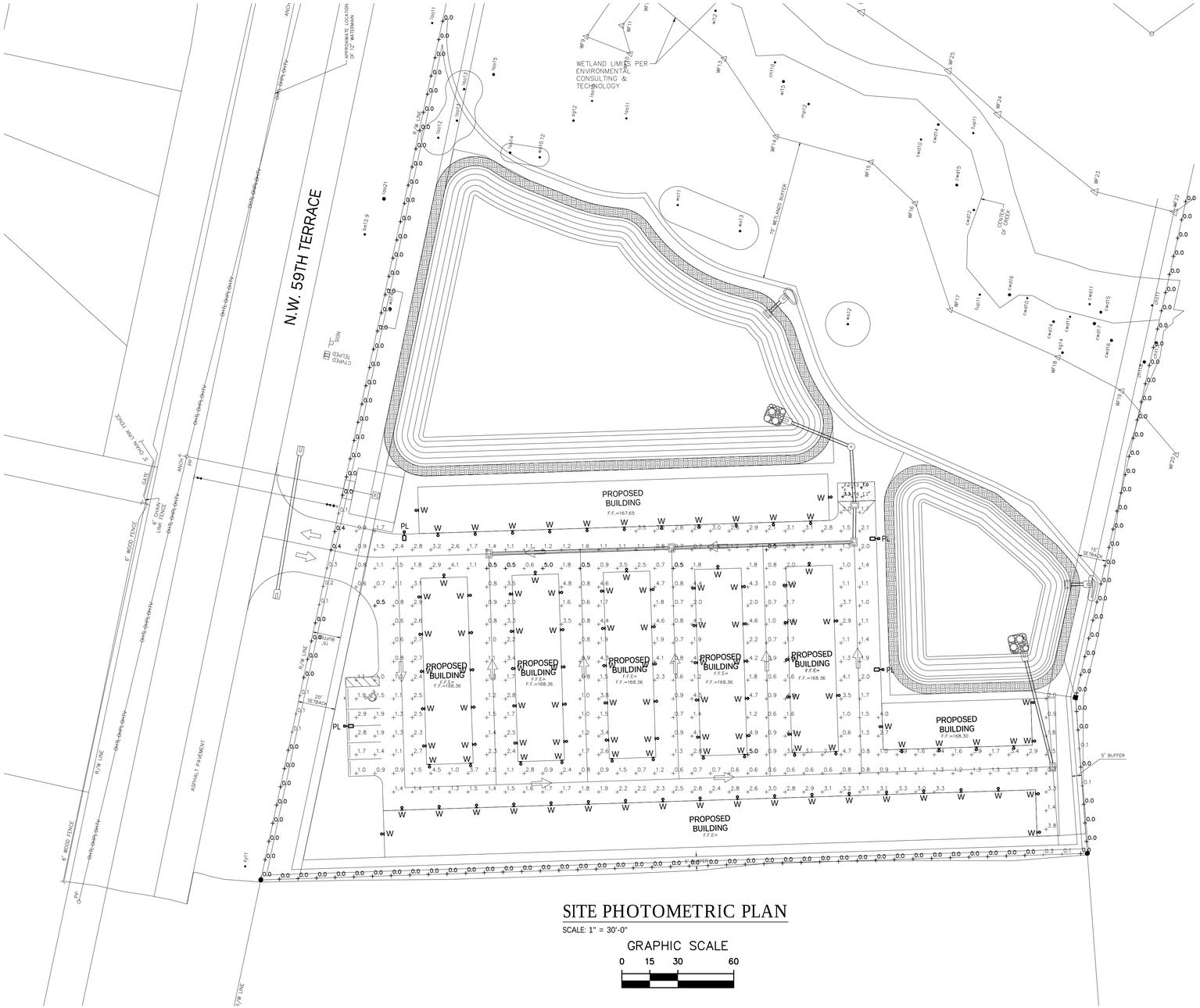
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

DURATION BUILDERS
SITE LIGHTING PLAN
City of Alachua, Florida

PROJECT INFORMATION	
PROJECT NUMBER:	22053
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	1/26/23
REVISIONS	

SHEET NUMBER

E-1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
VEHICULAR USE AREA	+	1.9 fc	5.0 fc	0.5 fc	10.0:1	3.8:1
DUMPSTER AREA	+	1.7 fc	3.3 fc	1.0 fc	3.3:1	1.7:1

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
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ST. PETERSBURG, FL 33701
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FLORIDA CA #31946, PE #76961

DURATION BUILDERS
SITE LIGHTING PLAN
City of Alachua, Florida

PROJECT INFORMATION	
PROJECT NUMBER:	22053
DRAFTED:	K. NORTHCUTT
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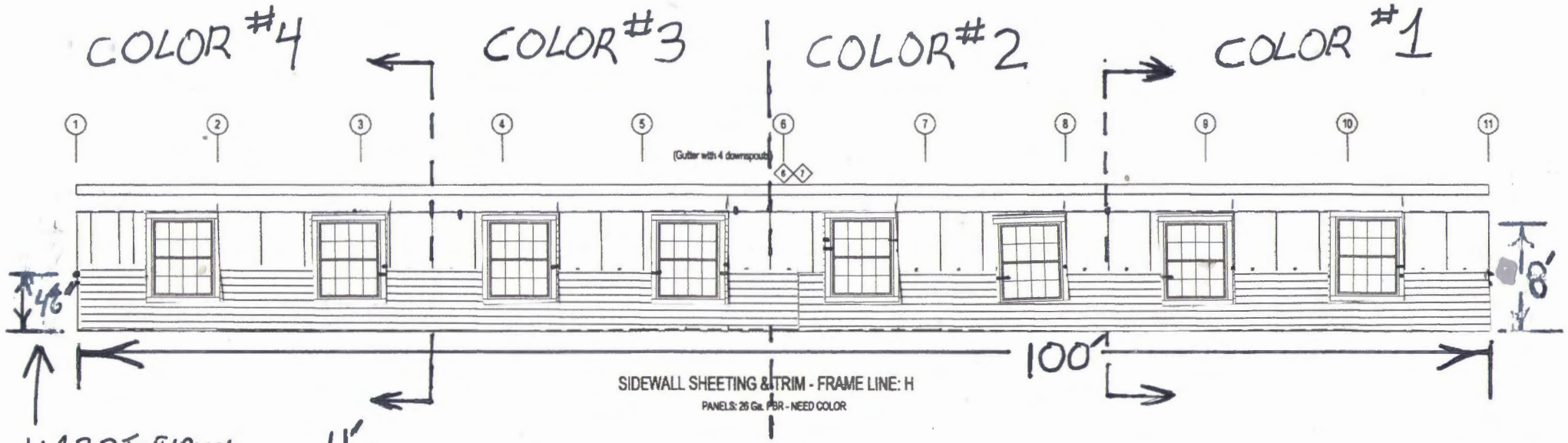
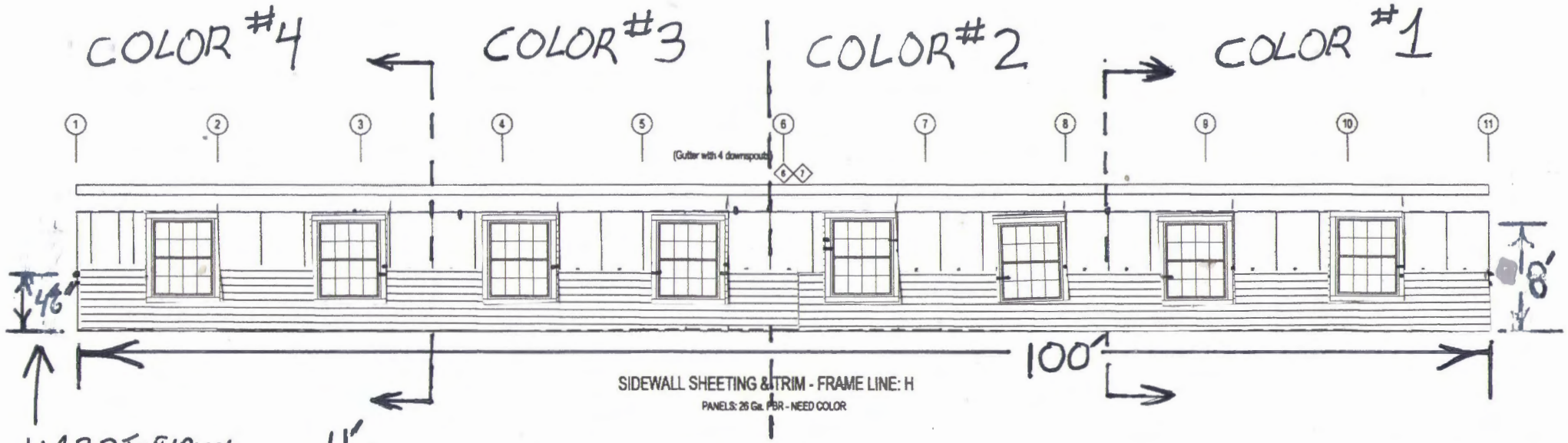
SHEET NUMBER

E-1



	HORNET STEEL BUILDINGS, INC.			
	CUSTOMER: TIDEWATER & ULTIMATE STORAGE			
REVISIONS	JOB NO: SP784A-1		DATE: 11/28/22	
[1]	LOCATION: GAINSEVILLE, FL. 32601			
[2]	DRAWING NAME: FRONT SIDEWALL FRAMING & SHEETING		SCALE: NONE	
[3]	DRAWING NO: E6 OF 14	DRAWN BY: GTL	CHECKED BY: JLG	



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REVISIONS	JOB NO: SP784A-1		DATE: 11/28/22	
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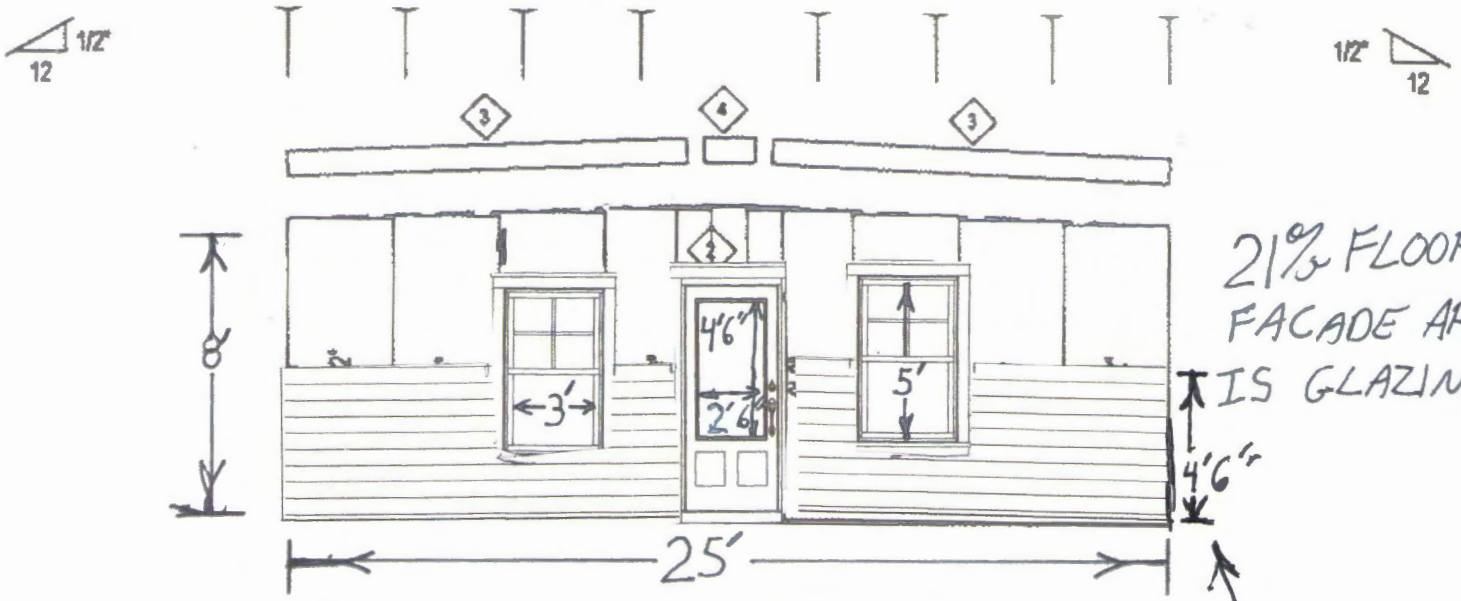


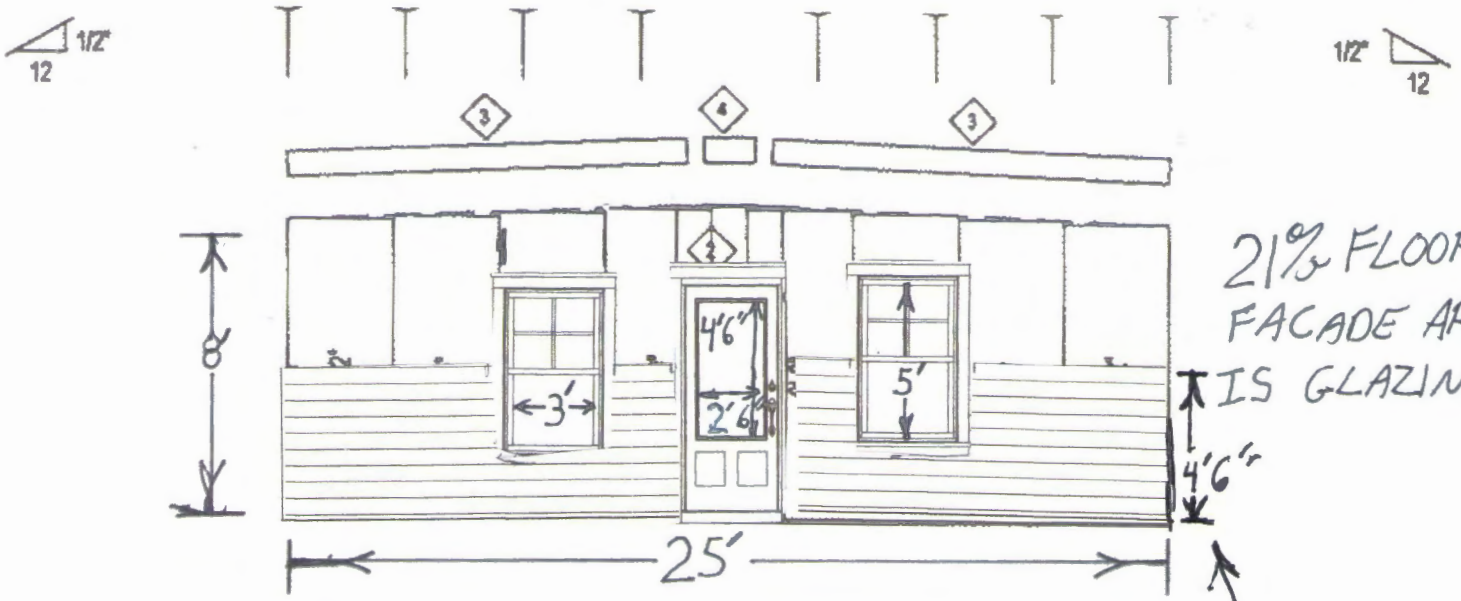
21% FLOOR FACADE AREA IS GLAZING.

ENDWALL SHEETING & TRIM - FRAME LINE: 11

PANELS: 26 Ga. PBR - NEED COLOR

HARDI-SIDING 4'6" FROM SLAB TO MID-WALL

ENDWALLS FACING 59TH



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ENDWALL SHEETING & TRIM - FRAME LINE: 11

PANELS: 26 Ga. PBR - NEED COLOR

HARDI-SIDING 4'6" FROM SLAB TO MID-WALL

ENDWALLS FACING 59TH

BOUNDARY AND TOPOGRAPHIC SURVEY

IN

SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

DURATION BUILDERS, INC.

TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT 4.5' ABOVE GRADE

SIZE/COMMON NAME *Genus species*

- be12 = 12" BOX ELDER *Acer negundo*
- ch14 = 14" CHINABERRY *Melia azedarach*
- ch10 = 10" BLACK CHERRY *Prunus serotina*
- cht18 = 18" CHINESE TALLOW *Triadica sebifera*
- cwd15 = 15" COTTONWOOD *Populus deltoides*
- laol5 = 15" LAUREL OAK *Quercus hemisphaerica*
- lol5 = 15" LIVE OAK *Quercus virginiana*
- mp17 = 17" RED MAPLE *Acer rubrum*
- sg19 = 19" SWEETGUM *Liquidambar styraciflua*
- sy14 = 14" SYCAMORE *Platanus occidentalis*
- tup21 = 21" TUPELO *Nyssa biflora*
- wil5 = 15" WILLOW *Salix caroliniana*
- wo16 = 16" WATER OAK *Quercus nigra*

0 30' 60'
1"=30'

DRY CREEK
PLAT BOOK "J", PAGE 23

CREEKSIDE VILLAS AT TURKEY CREEK
PLAT BOOK 27, PAGE 7

TAX PARCEL 05900-004-001

POINT OF COMMENCEMENT
N.W. CORNER OF SW 1/4 OF SW 1/4 OF SECTION 27

POINT OF BEGINNING OF PARCEL A

N.W. CORNER OF O.R. 2266, PAGE 35

S.W. CORNER OF O.R. 2263, PAGE 876

(N 12°26'50" E 665.86')

N 11°56'01" E 743.48'
(N 12°26'50" E 743.37')

N.W. 59th TERRACE
(100' R/W)

PARCEL A
5.48 ACRES,±
(238,704 Square Feet)

A PORTION OF
TAX PARCEL 05885-010-007

TAX PARCEL 05885-010-009
O.R. 4787, PAGE 2228

TAX PARCEL 05885-010-006
O.R. 3603, PAGE 825

A PORTION OF
TAX PARCEL 05885-010-007
O.R. 3236, PAGE 1108

TAX PARCEL 05885-010-006
O.R. 3603, PAGE 825

BENCHMARK
SET MAG SPIKE & DISK
(NO ID) IN POWER POLE
TOP SPIKE ELEV=169.85'

SEE SHEET 2 OF 2
FOR CONTINUATION

LEGEND OF SYMBOLS & ABBREVIATIONS:

- cmp = CORRUGATED METAL PIPE
- CONC = CONCRETE
- ELCOPED = ELECTRIC PEDESTAL
- ELEV = ELEVATION
- ID. = IDENTIFICATION
- inv = INVERT
- L.F. = LINEAR FEET
- 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
- SECTION 27-8-19 = SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST
- w/ = WITH
- ANCH ⟵ = GUY ANCHOR
- FH = FIRE HYDRANT
- FOCMRK = FIBER OPTIC CABLE MARKER
- ■ = FOUND CONCRETE MONUMENT (size, ID)
- ● = FOUND REBAR & CAP (size, ID)
- GCM = GAS LINE CONC MARKER
- GASMRK = GAS LINE MARKER
- LT PL = LIGHT POLE
- ◯ = MANHOLE
- PP = POWER POLE
- REFL = REFLECTOR
- = SET 5/8" REBAR & CAP (LB 2389)
- = SIGN
- TP = TELEPHONE POLE
- TELPED = TELEPHONE PEDESTAL
- CTVPED = CABLE TELEVISION PEDESTAL
- WV = WATER VALVE
- WF15 = WETLAND FLAG No. 15
- 80 = ELEVATION CONTOUR LINE
- FENCE LINE
- OHPL = OVERHEAD POWER LINE
- OHTL = OVERHEAD TELEPHONE LINE
- OHTV = OVERHEAD TELEVISION LINE
- 88.95 X = SPOT ELEVATION

LEGAL DESCRIPTION:

PARCEL A

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88° 39' 32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12° 26' 50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12° 26' 50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET; THENCE SOUTH 52°33'28" EAST, 78.29 FEET; THENCE SOUTH 36°15'55" EAST, 38.65 FEET; THENCE SOUTH 45°31'31" EAST, 53.17 FEET; THENCE SOUTH 39°43'51" EAST, 40.23 FEET; THENCE SOUTH 49°49'48" EAST, 33.16 FEET; THENCE SOUTH 58°44'50" EAST, 44.86 FEET; THENCE SOUTH 55°32'51" EAST, 64.10 FEET; THENCE SOUTH 48°05'32" EAST, 38.74 FEET; THENCE SOUTH 50°55'45" EAST, 35.24 FEET; THENCE NORTH 54°48'46" EAST, 55.75 FEET; THENCE SOUTH 13°00'19" WEST, 398.79 FEET; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.48 ACRES (238,704 SQUARE FEET), MORE OR LESS.

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 174.66 FEET (NAVD 1988 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM175H1", A BRASS DISK SET IN TOP OF CONCRETE INLET STAMPED "BM I75 H1"
2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 11°56'01" E ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 59th TERRACE.
3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
4) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
5) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
6) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
8) WETLAND FLAGS AS SHOWN HEREON WERE PLACED BY "ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC." ON OR AROUND MARCH 21, 2022.

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0145E COMMUNITY NUMBER: 120084, PANEL: 0145E, EFFECTIVE DATE: 11/7/18 AREAS DESIGNATED ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
1	06/08/22	REVISED BOUNDARY & WETLANDS

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX: (352) 373-7249
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Project No. 2022-0032 S00
Drawn AL/J.F.
Check B.G.

eda consultants inc. Corporate Authorization No. LB 2389
Rm. ROBERT M. CRAWLEY P.S.M. 4239

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

Plat Book	Page	Survey Date	Drawing Completed	Revised
Fieldbook 1066	1-35	05/10/2022	05/11/2022	06/08/2022

PREPARED FOR: 1) DURATION BUILDERS, INC.
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 05/10/2022.

Sheet No.:
V-001

\\SERVER3\surveyJ_Projects\2022\2022-0032 (Duration Builders)\DWG\2022-0032 S00_Boy-Topo.dwg - Sheet 1
Plotted Jun 08, 2022 - 11:34:38 - dloonie

CREEKSIDE VILLAS AT TURKEY CREEK
PLAT BOOK 27, PAGE 7

TAX PARCEL 05900-004-001

N.W. 59th TERRACE
(100' R/W)

ASPHALT PAVEMENT

N 11°56'01" E 743.48'
(N 12°26'50" E 743.37')

PARCEL A
5.48 ACRES,±
(238,704 Square Feet)

A PORTION OF
TAX PARCEL 05885-010-007

A PORTION OF
TAX PARCEL 05885-010-007
O.R. 3236, PAGE 1108

TAX PARCEL 05885-010-006
O.R. 3603, PAGE 825

S 12°31'40" W 398.44'
(S 13°00'19" W 398.79')

BENCHMARK
OPERATING NUT OF FIRE HYDRANT
TOP NUT ELEV=166.55'

STORM HEADWALL
top elev=163.85'
36"x60" box culvert E inv=155.85'

STORM HEADWALL
top elev=164.29'
36"x60" box culvert W inv=156.31'

STORM HEADWALL
top elev=167.21'
36"x60" box culvert E inv=156.71'

M.E.S.
18"cmp inv=160.65'

18"cmp
inv=159.31'

SANITARY MANHOLE
top elev=162.59'
8"pvc SE inv=152.43'

SANITARY MANHOLE
top elev=167.21'
8"pvc SE inv=154.28'
8"pvc NW inv=154.10'
SW inv=154.20'

SANITARY MANHOLE
top elev=168.74'
8"pvc NW inv=157.15'

STORM INLET
top elev=166.52'
15"rcp NE inv=164.55'

15"rcp
inv=164.30'

15' PROPOSED PUBLIC UTILITIES EASEMENT
(N 12°26'50" E 202.41')

(S 12°26'50" W 201.24')

(4"x4", NO ID)
BROKEN

(D=00°09'53")
(R=5579.58')
(A=16.09')
(T=8.05')
(CB=N 56°19'31" W)
(CD=16.09')

(S 50°33'26" E
S 50°03'11" E 78.29')
78.65'

(S 36°15'55" E 38.65')
36°45'39" E 38.65'

(S 46°01'15" E 53.17'
S 45°31'51" E 53.17')

(S 39°43'51" E
S 40°13'35" E
40.23' (40.23')

(S 49°49'50" E
S 50°19'34" E
33.16' (33.16')

(S 58°43'50" E
S 59°14'34" E
44.86' (44.86')

(S 55°52'51" E
S 56°23'35" E
64.10'
64.10')

(S 45°05'32" E
S 45°35'16" E
38.74' (38.74')

(S 50°55'45" E
S 51°25'28" E
65.24' (65.24')

(N 54°19'03" E
N 54°48'46" E
56.20'
55.73')

U.S. HIGHWAY No. 441
STATE ROAD NO. 20 & 25
(200' R/W)

SEE SHEET 1 OF 2
FOR CONTINUATION

TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION SYMBOL	SPECIES ID		SIZE/COMMON NAME *Genus species*
•	be12	=	12" BOX ELDER *Acer negundo*
•	cb14	=	14" CHINABERRY *Melia azedarach*
•	ch10	=	10" BLACK CHERRY *Prunus serotina*
•	ch118	=	18" CHINESE TALLOW *Triadica sebifera*
•	cwd15	=	15" COTTONWOOD *Populus deltoides*
•	loo15	=	15" LAUREL OAK *Quercus hemisphaerica*
•	lo15	=	15" LIVE OAK *Quercus virginiana*
•	mp17	=	17" RED MAPLE *Acer rubrum*
•	sg19	=	19" SWEETGUM *Liquidambar styraciflua*
•	sy14	=	14" SYCAMORE *Platanus occidentalis*
•	tup21	=	21" TUPELO *Nyssa biflora*
•	wi15	=	15" WILLOW *Salix caroliniana*
•	wo16	=	16" WATER OAK *Quercus nigra*

LEGEND OF SYMBOLS & ABBREVIATIONS:

cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
ELECPED	=	ELECTRIC PEDESTAL
ELEV	=	ELEVATION
ID.	=	IDENTIFICATION
Inv	=	INVERT
L.F.	=	LINEAR FEET
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
SECTION 27-8-19	=	SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST
w/	=	WITH
ANCH ⟵	=	GUY ANCHOR
◇ FH	=	FIRE HYDRANT
◇ FOCMRK	=	FIBER OPTIC CABLE MARKER
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
⊠ GCM	=	GAS LINE CONC MARKER
◇ GASMRK	=	GAS LINE MARKER
☆ LT PL	=	LIGHT POLE
◯	=	MANHOLE
O PP	=	POWER POLE
◇ REFL	=	REFLECTOR
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SIGN
O TP	=	TELEPHONE POLE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
⋈ WV	=	WATER VALVE
△ WF15	=	WETLAND FLAG No. 15
89	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
88.95 ×	=	SPOT ELEVATION

N
0 30' 60'
1"=30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0143E, COMMUNITY NUMBER: 120864, PANEL: 0143E, EFFECTIVE DATE: 11/7/18 AND IS DELINEATED AS ZONE(s) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
1	06/08/22	REVISED BOUNDARY & WETLANDS

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eda consultants inc.
Corporate Authorization No. LB 2389
REF: SEE SHEET 1 OF 2 FOR ORIGINAL SIGNATURE AND RAISED SEAL
4239

Project No. 2022-0032.S00
Drawn A.L./J.F.
Check B.G.

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1066 | 1-35 | Tradebook | Page

	Survey Date	Drawing Completed	Revised
PREPARED FOR: 1) DURATION BUILDERS, INC.	05/10/2022	05/11/2022	06/08/2022
2)			
3)			
4)			

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 05/10/2022

Sheet No.:
V-002

Plotted Jun 08, 2022 – 11:34:38 – dloonie
\\SERVER3\survey_Projects\2022\2022-0032 (Duration Builders)\DWG\2022-0032.S00_Bdy-Topo.dwg – Sheet 2

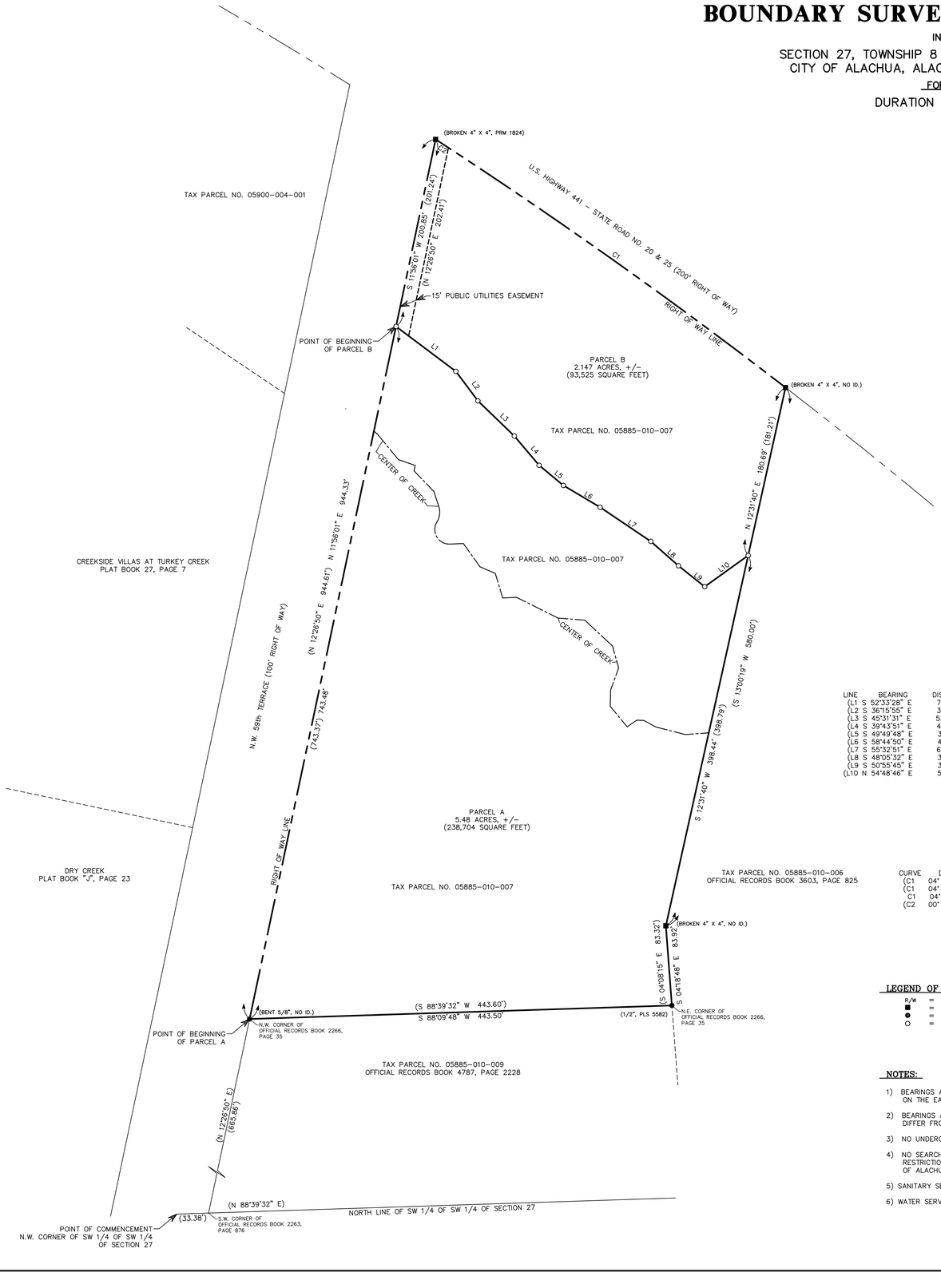
BOUNDARY SURVEY AND LOT SPLIT

IN

SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

DURATION BUILDERS



LINE	BEARING	DISTANCE
(L1	S 52°33'28" E	78.29)
(L2	S 36°15'55" E	38.65)
(L3	S 45°31'31" E	53.17)
(L4	S 39°43'51" E	40.23)
(L5	S 49°49'48" E	33.16)
(L6	S 58°44'50" E	44.86)
(L7	S 55°32'51" E	64.10)
(L8	S 48°05'32" E	38.74)
(L9	S 50°55'45" E	35.24)
(L10	N 54°48'46" E	55.75)

LINE	BEARING	DISTANCE
L1	S 53°03'11" E	78.55
L2	S 36°45'39" E	38.65
L3	S 46°01'15" E	53.17
L4	S 40°13'35" E	40.23
L5	S 50°19'32" E	33.16
L6	S 59°14'34" E	44.86
L7	S 56°02'35" E	64.10
L8	S 48°35'16" E	38.74
L9	S 51°25'28" E	35.24
L10	N 54°19'03" E	56.20

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
(C1	04° 37' 16"	5579.58'	450.01'	449.89'		S 54° 05' 30" E) PARENT LEGAL DESCRIPTION
(C1	04° 37' 15"	5579.58'	449.98'	449.85'	225.11'	N 54° 05' 51" W) PARCEL B
C1	04° 37' 35"	5579.58'	450.54'	450.42'	225.39'	N 54° 38' 09" W
(C2	00° 09' 55"	5579.58'	16.09'	16.09'	8.04'	N 56° 19' 31" W)

LEGEND OF SYMBOLS & ABBREVIATIONS:

R/W = RIGHT OF WAY
■ = FOUND CONCRETE MONUMENT (size, ID)
● = FOUND REBAR & CAP (size, ID)
○ = SET 5/8" REBAR & CAP (LB 2389, UNLESS NOTED OTHERWISE)

NOTES:

1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 11°56'01" E ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 59th TERRACE.
2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
3) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
4) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
5) SANITARY SEWER SERVICE IS AVAILABLE ALONG THE NORTHERLY SIDE OF PARCEL B.
6) WATER SERVICE IS AVAILABLE ALONG THE WESTERLY RIGHT OF WAY OF N.W. 59th TERRACE.

LEGAL DESCRIPTION

PARENT PARCEL

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 (SW 1/4 OF SW 1/4), A DISTANCE OF 33.38 FEET TO THE REMAINING BASE OF A 4" X 4" CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 et seq. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CONCRETE MONUMENT LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' R/W); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK" A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK" AND A NORTHERLY EXTENSION OF SAID EASTERLY BOUNDARY AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST 59th TERRACE, A DISTANCE OF 944.61 FEET TO A CONCRETE MONUMENT (PRM 1824) FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25, 200' R/W), SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°37'16", AN ARC DISTANCE OF 450.01 FEET TO THE REMAINING BASE OF A 4" X 4" CONCRETE MONUMENT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 54°05'30" EAST, 449.89 FEET; THENCE SOUTH 13°00'19" WEST, 580.00 FEET TO THE REMAINING BASE OF A 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.63 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS

PARCEL A

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET; THENCE SOUTH 52°33'28" EAST, 78.29 FEET; THENCE SOUTH 36°15'55" EAST, 38.65 FEET; THENCE SOUTH 45°31'31" EAST, 53.17 FEET; THENCE SOUTH 39°43'51" EAST, 40.23 FEET; THENCE SOUTH 49°49'48" EAST, 33.16 FEET; THENCE SOUTH 58°44'50" EAST, 44.86 FEET; THENCE SOUTH 55°32'51" EAST, 64.10 FEET; THENCE SOUTH 48°05'32" EAST, 38.74 FEET; THENCE SOUTH 50°55'45" EAST, 35.24 FEET; THENCE NORTH 54°48'46" EAST, 55.75 FEET; THENCE SOUTH 13°00'19" WEST, 398.79 FEET; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.48 ACRES (238,704 SQUARE FEET), MORE OR LESS.

PARCEL B

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°33'28" EAST, 16.55 FEET TO A POINT LYING 15.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE (MEASURED PERPENDICULAR); THENCE NORTH 12°26'50" EAST, PARALLEL WITH AND 15.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE (MEASURED PERPENDICULAR), 202.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25, 200' RIGHT OF WAY), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°09'55", AN ARC DISTANCE OF 16.09 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF N.W. 59th TERRACE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56°19'31" WEST, 16.09 FEET; THENCE SOUTH 12°26'50" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 201.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (3,027 SQUARE FEET), MORE OR LESS.

CONTAINING 2.147 ACRES (93,525 SQUARE FEET), MORE OR LESS.

15' PUBLIC UTILITIES EASEMENT

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET; THENCE SOUTH 52°33'28" EAST, 78.29 FEET; THENCE SOUTH 36°15'55" EAST, 38.65 FEET; THENCE SOUTH 45°31'31" EAST, 53.17 FEET; THENCE SOUTH 39°43'51" EAST, 40.23 FEET; THENCE SOUTH 49°49'48" EAST, 33.16 FEET; THENCE SOUTH 58°44'50" EAST, 44.86 FEET; THENCE SOUTH 55°32'51" EAST, 64.10 FEET; THENCE SOUTH 48°05'32" EAST, 38.74 FEET; THENCE SOUTH 50°55'45" EAST, 35.24 FEET; THENCE NORTH 54°48'46" EAST, 55.75 FEET; THENCE SOUTH 13°00'19" WEST, 398.79 FEET; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (3,027 SQUARE FEET), MORE OR LESS.

N

0 60' 120'
1"=60'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0285E FOR COMMUNITY NUMBER 120001 PANEL 285 OF 625 EFFECTIVE DATE 11/2/2018. SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

eda consultants inc.
132 NW 76th Drive
Gainesville, Florida 32607
352.373.3541 ph
352.373.7249 fax
info@edafl.com
www.edafl.com

eda consultants inc.
Corporate Authorization No. LB 2389
By: ROBERT M. CRAWFORD P.S.M. 4239

Project No. 2022-032
Drawn B.G.
Check B.G.

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

Scale	Drawing Completed	Revised
1"=60'	6/07/2022	6/07/2022
Field Book	Drawing Completed	Revised
1068	6/07/2022	

PREPARED FOR: 1) DURATION BUILDERS
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 6/07/2022

Sheet No.:

V-001

Plotted: Jun 07, 2022 - 11:39:21 - rgrover

J:\Bob\2022-032revised.dwg - Model

October 27, 2022

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Duration Builders
Site Plan Application

This project proposes the construction of mini storage warehouses with associated stormwater, parking, and utilities. The project is located on a portion of Tax Parcel No. 05885-010-007. The project site is approximately 2.53 (+/-) acres and is currently vacant.

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

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: Duration Builders Site Plan
2. Pre-Application Conference Date: 3-17-2022
3. Neighborhood Meeting Date: 7-26-2022
4. Address of Subject Property: NW 59th Terr & US 441 Alachua, FL
5. Parcel ID Number(s): 05885-010-007 (Portion of)
6. Existing Use of Property: undeveloped
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Commercial, Intensive (CI)
9. Acreage: 2.53 (+/-)
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: 28,751 SF
13. Total New Impervious Area Proposed (not including building area): 32,575 SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): 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: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tidewater Properties, LLC
   Mailing Address: 527 Turkey Creek
   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

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 [X] physical presence or [ ] online notarization, this day of October 27, 2022, by Claudia Vega who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Heather A. Hartman
Notary Public, State of Florida

My Commission Expires: October 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: NW 59th Ave and US Hwy 441

Parcel ID Number(s): 05885-010-007

Acreage: 7.63 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Britton A. Jones Title: Manager

Company (if applicable): Tidewater Properties LLC

Mailing Address: 527 Turkey Creek

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President

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: sreyes@edafl.com

D. REQUESTED ACTION:

Lot split & 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.

Britton A Jones

Signature of Applicant

_____

Signature of Co-applicant

BRITTON A JONES

Typed or printed name and title of applicant MANAGER

_____

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2022 by Britton Jones

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

Leona Donnelly

Signature of Notary Public, State of Florida

Leona Donnelly
Comm.: HH 119028
My Commission Expires:
April 21, 2025

Statement of Proposed Uses

The proposed buildings will be used for self-storage facility on the property.

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 self-storage facilities will support and contribute to commercial development along the US 441 corridor. The proposed facility will provide services to the city's residents.

Future Land Use Element:

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.

Consistency: The proposed self-storage buildings will serve the intent of the Commercial Future Land Use designation, as it will provide a service to 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.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.*

Consistency: The proposed project is a commercial use (self-service storage facility) that is allowed in the commercial land use and zoning category of the property.

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;

Consistency: The Site Plan includes an appropriately designed vehicular connection to an adjacent street.

2. Buffering from adjacent existing/potential uses;

Consistency: 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;

Consistency: 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;

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 drive-aisles are designed for safe maneuvering of vehicles associated with the self-storage operations. Parking spaces for guests/customers are located close to the front of the site, in one designated area.

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 within the site plan area. The property includes wetlands that are not part of the development plan area and the required buffers are shown on the plans.

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

Consistency: See below for responses to specific use standards 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.

Conservation and Open Space Element

Objective 1.10: Wetlands
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: Wetlands in the project area have been delineated and the project respects the 75' wetland buffer required by the City of Alachua and Alachua County and no impacts to the wetland or buffer area of the property are proposed.

Objective 1.12: Water Resources
The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer

for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

<u>Consistency</u>: The project follows all Water Management District requirements for stormwater management and will not have a negative effect on the surface water/wetlands on the property. The project respects the 75' surface water buffer required by the City of Alachua and Alachua County and no impacts to the surface water or buffer area of the property are proposed.

Land Development Code Consistency

The project also complies with the following Sec. 4.3. - Use specific standards from Land Development Code Section 4.3.4

(H) Self-service storage. Self-service storage shall comply with the following standards:

(1) Commercial uses permitted on site. The only commercial uses permitted on site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial, industrial, or recreational activity on the site.

<u>Consistency:</u> No additional commercial uses are proposed.

(2) Security or caretaker's quarters. One security or caretaker quarters may be developed on the site.

<u>Consistency:</u> No security or caretaker quarters are proposed.

(3) Not legal address. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

<u>Consistency:</u> Noted.

(4) Enclosed buildings. Except as provided in this subsection, all property stored on the site shall be entirely within enclosed buildings.

<u>Consistency:</u> All proposed storage on site will occur within buildings shown on the plans.

(5) Open storage of recreational vehicles and dry storage of boats. Open storage of recreational vehicles and dry storage of boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

(a) Designated area. The storage shall occur only within a designated area. The designated area shall be clearly delineated.

(b) Area. The storage area shall not exceed 25 percent of the buildable area of the site.

(c) Screening. The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building and/or solid fencing with landscaping on the outside of the fence.

(d) Not within setbacks. Storage shall not occur within the area set aside for minimum building setbacks.

(e) No dry stacking of boats. No dry stacking of boats shall be permitted on site.

(f) No vehicle maintenance, washing or repair. No vehicle maintenance, washing or repair shall be permitted.

Consistency: No open storage is proposed.

(5) Lot area. The minimum lot area shall be three acres.

Consistency: The lot is larger than 3 acres.

(6) Minimum separation between building. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

Consistency: All buildings meet the minimum building separation required.

(7) Height. With the exception of a structure used as a security or caretaker quarters, the maximum height of a self-service storage facility shall be 30 feet. In addition, a parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed 35 feet.

Consistency: All buildings comply with height requirements.

(9) On-site circulation.

(a)Interior parking. Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisleways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

(b) Mark traffic flow patterns. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows.

(c) Circulation of vehicles and emergency equipment. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

<u>Consistency:</u> Two way traffic aisles in the project meet the dimensional requirements.

(10) Lighting. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft.

<u>Consistency:</u> A code-compliant photometric plan is included with the submittal.

(11) Storage bay doors. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, unless screened from view.

<u>Consistency:</u> All storage bay doors open facing internally to the site and/or are screened from view.

(12) Hours of operation. Hours of public access to a self-storage use adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 a.m. to 10:00 p.m.

<u>Consistency:</u> Noted.

(13) Architectural uniformity. The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

<u>Consistency:</u> All buildings will have uniform architectural design and colors will be consistent with the character of the area.

The project also complies with the residential protection standards from Land Development Code Section 6.6.3.

<u>6.6.3 Residential protection standards.</u>

(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) Hours of operation and deliveries. Hours of operation and deliveries.

Response: The proposed use is for a self-storage facility only with no office component and on-site staff occupying the site. As such, there will be very low amount of traffic, which will be limited to renters of units occasionally dropping off or picking up items. No regular business traffic or deliveries will occur.

(2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Response: No activity shall occur that generates noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site.

(3) Placement of trash receptacles. Placement of trash receptacles.

Response: One trash receptacle is proposed to the rear of the site, away from residential uses.

(4) Loading and delivery area. Location of loading and delivery areas.

Response: There are no loading and delivery areas associated with this facility.

(5) Lighting. Lighting location, intensity, and hours of illumination.

Response: Lighting will be limited to what is necessary for security, safety and identification purposes and will comply with all applicable standards for footcandles at property line, etc.

(6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Response: No outdoor machines or activities are proposed.

(7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.

Response: A landscape buffer is proposed along NW 59th Terrace, in compliance with applicable requirements in the Land Development Code, in order to provide a visual buffer between the proposed development and nearby residential uses.

(8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Response: All buildings proposed are limited to only one story.

(9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.

Response: Natural lighting and solar access for the proposed development and nearby residential properties will not be impeded by this development.

(10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.

Response: Proposed uses will not produce odors or fumes that require ventilation.

(11) Paving and parking areas. Paving to control dust.

Response: The proposed driveways and parking areas will all be paved to control dust.

(12) Placement or configuration of site design. Placement or configuration of site design.

Response: The proposed buildings are oriented internally, which will allow for all bay doors to be facing away from residential uses.

Concurrency Impact Analysis
Duration Builders

This proposed buildings are associated with a self-storage use proposed for the site. The site plans include associated paving, utility 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:

Water connections are not proposed for the proposed use on site. There is no associated water demand for this project.

Sanitary Sewer:

The proposed use will not require a water or wastewater connection. There are no associated wastewater impacts.

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 345 pounds of solid waste will be generated per day (28,750 SF / 1,000 SF x 12 = 345 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 self-storage use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadways.

Trip Generation:

TRIP GENERATION							
ITE LAND USE: 151 Mini-Warehouse							
PROPOSED: 28,750 S.F. of Mini Storage Warehouse							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.09	28.80	2.59	59%	41%	1.53	1.06
PM	0.15	28.80	4.32	47%	53%	2.03	2.29
AVG	1.45	28.80	41.76	50%	50%	20.88	20.88
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 109-112							

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (106, 4)	100%	21

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (106, 4)	From CR 25A east intersection to SR 235	AADT	45,700	18,230	6,861	21	20,588
		Peak Hour	4,110	1,732	581	2	1,795

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.

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 1

Fire Flow Area (SF)	=	5,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 1

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**908 gpm**
C = a factor related to the type of construction	=	1,068
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	1,068
F = coefficient related to the class of construction	=	0.8
A= effective area	=	5,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 2

Fire Flow Area (SF)	=	2,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 2

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**612 gpm**
C = a factor related to the type of construction	=	720
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	720
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 3

Fire Flow Area (SF)	=	2,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 3

NFF = (C)(O)(1+(X+P))

NFF = the needed fire flow in gallons per minute (gpm)	=	**612 gpm**
C = a factor related to the type of construction	=	720
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	720
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 4

Fire Flow Area (SF)	=	2,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 4

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**612 gpm**
C = a factor related to the type of construction	=	720
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	720
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 5

Fire Flow Area (SF)	=	2,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 5

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**612 gpm**
C = a factor related to the type of construction	=	720
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	720
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 6

Fire Flow Area (SF)	=	2,500	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 6

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**612 gpm**
C = a factor related to the type of construction	=	720
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	720
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,500

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

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Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 7

Fire Flow Area (SF)	=	2,000	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 7

NFF = (C)(O)(1+(X+P))		
NFF = the needed fire flow in gallons per minute (gpm)	=	**547 gpm**
C = a factor related to the type of construction	=	644
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	644
F = coefficient related to the class of construction	=	0.8
A= effective area	=	2,000

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

NFPA Calculation — Building 8

Fire Flow Area (SF)	=	8,750	
Occupancy Class	=	C-2	
Construction Type	=	I (332)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	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	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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consultants inc.

Worksheet for Needed Fire Flow

Project Name: Duration Builders NW 59th Terr & US 441
Owner/Developer: Tidewater Properties LLC
Property Address: N/A

ISO Calculation — Building 8

NFF = (C)(O)(1+(X+P))

NFF = the needed fire flow in gallons per minute (gpm)	=	**1145 gpm**
C = a factor related to the type of construction	=	1,347
O = a factor related to the type of occupancy	=	0.85
X = a factor related to the exposure buildings	=	0.00
P = a factor related to the communication between buildings	=	0
C = 18F(A)^0.5	=	1,347
F = coefficient related to the class of construction	=	0.8
A= effective area	=	8,750

There are no exposure buildings on the project site.

Per GRU Standards ISO fire flow available must be at least 1,500 gpm.

REQUIRED Needed Fire Flow	1,500	gpm

Hydrant Flow Test Report

Test Date 6/20/2022 **Test Time** 4:15 PM

Location

Alachua County Tax Parcel 05885-010-007
Intersection of NW 59th Terrace and
NW US HWY 441 in the city of Alachua

Tested by

Gator Fire Equipment Co., Inc.
Conducted by: J. Mallard & L. Ashby
Witnessed by: Billy Gourley City of Alachua

Notes

Flowing Hydrant on NW 59th Terrace
Reading S/R at Hydrant just south along 441

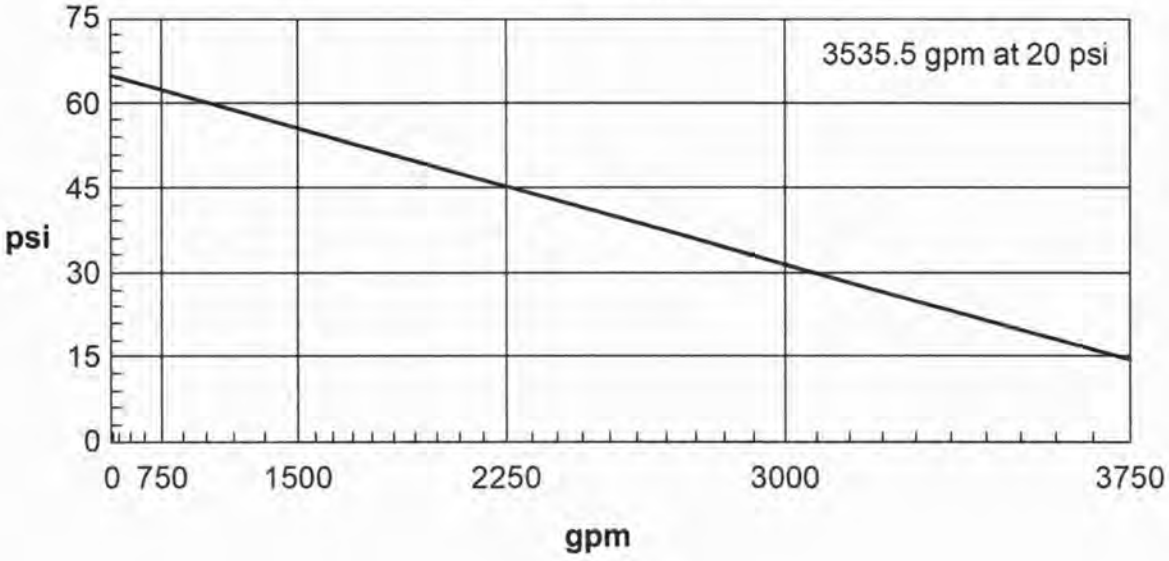
Read Hydrant

65 psi **static pressure**
52 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	30	919 gpm
#2	0	2.5	.9	28	888 gpm
				Total	1807 gpm

Flow Graph

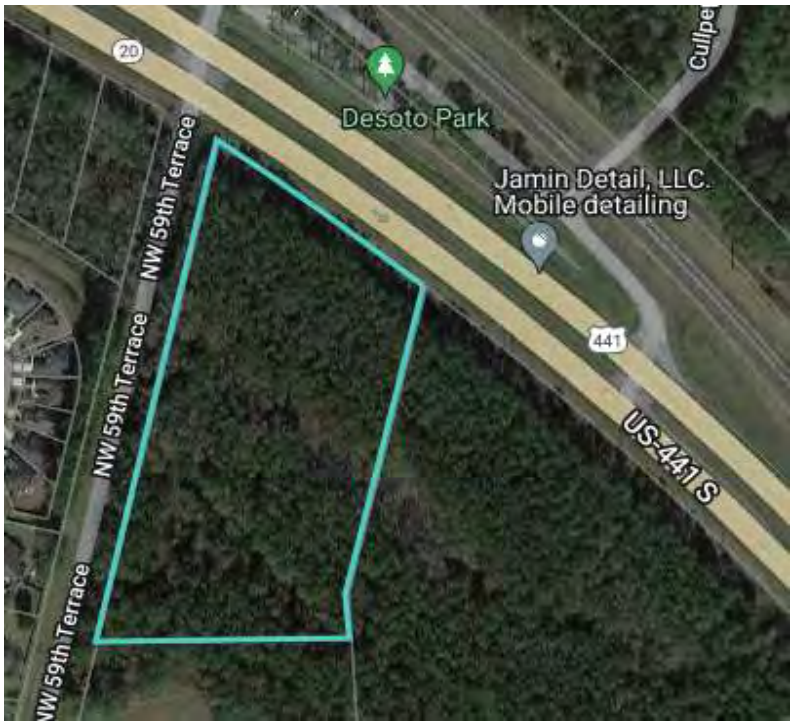


Created with the free hydrant flow test program from www.igneusinc.com

DRAINAGE DESIGN NOTES

for

Duration Builders



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:
January 3, 2023

DRAINAGE DESIGN NOTES

Prepared for

Duration Builders

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

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Attachment E	Quad Map
Attachment F	FEMA Map
Attachment G	Pre- and Post-Development ICPR Model
Attachment H	WQTV Recovery Analysis
Attachment I	Pipe Calculations

DRAINAGE DESIGN NOTES

A. PROJECT NAME **Duration Builders**
NW 59th Terrace & US 441, Alachua, Florida 32653

B. PROJECT LOCATION

County: Alachua
Section: 27 Township: 08 South Range: 19 East

C. GENERAL PROJECT INFORMATION

1. The proposed development consists of several self service mini warehouses with a total area of ±28,700 SF.

D. DRAINAGE AND DESIGN CRITERIA

1. Suwannee River Water Management District (SJRWMD):
   Meets requirements of 40B-400

2. City of Alachua Unified Land Development Code:
   Meets requirements of Engineering Design Manual

E. SITE SOILS INFORMATION

GSE Engineering & Consulting Inc. conducted a subsurface investigation on the site and summarized their findings in the report No. 15604, dated July 5th, 2022. A copy of the report is provided in Attachment A.

F. EXISTING SITE CONDITIONS

The existing site is heavily wooded with wetlands and a creek on the North portion of the site.

G. DRAINAGE DESCRIPTION

1. Pre-development Conditions
   The site has a topography ranging from an elevation of 171.00 ft to 158.00 ft. The site drains North towards the creek.

2. Post-development Conditions
   The proposed stormwater management system consists of two wet ponds that will provide water quality treatment, recovery and attenuation as required by the Suwannee River Water Management District and the City of Alachua. The wet ponds will discharge to the North at rates lower, or equal to the predevelopment conditions.

   Pre and Post-development conditions have been met as required by the Suwannee River Water Management District and the City of Alachua.

H. DRAINAGE DESIGN

1) PRE DEVELOPMENT DRAINAGE AREA

Pre-Development Area 1 (Attenuating)	Area (sf)	Area (Acres)	Curve CN
Existing Impervious	0	0.00	98.0
Open (A/D; Good)	4,328	0.10	80.0
Open (C/D; Good)	105,998	2.43	80.0
TOTALS	**110,325**	**2.53**	**80.00**

Pre-Development Area 1 (Diverting)	Area (sf)	Area (Acres)	Curve CN
Existing Impervious	0	0.00	98.0
Dirt road (C/D)	1,658	0.04	88.0
Open (A/D; Good)	1,856	0.04	80.0
Open (C/D; Good)	53,007	1.22	80.0
TOTALS	**56,520**	**1.30**	**80.23**

2) POST DEVELOPMENT DRAINAGE AREAS

Post Development Area 1	Area (sf)	Area (Acres)	Curve CN	Runoff C
Proposed Impervious	9,871	0.23	98.0	0.99
Basin 1	7,413	0.17	100.0	1.00
Open (C/D; Good)	5,455	0.13	80.0	0.65
TOTALS	**22,740**	**0.52**	**94.33**	**0.91**

Post Development Area 2	Area (sf)	Area (Acres)	Curve CN	Runoff C
Proposed Impervious	51,275	1.18	98.0	0.99
Basin 2	23,438	0.54	100.0	1.00
Open (A/D; Good)	4,328	0.10	80.0	0.65
Open (C/D; Good)	8,563	0.20	80.0	0.65
TOTALS	**87,605**	**2.01**	**95.89**	**0.94**

Post Development Area 3	Area (sf)	Area (Acres)	Curve CN
Proposed Impervious	0	0.00	98.0
Dirt road (C/D)	1,658	0.04	88.0
Open (A/D; Good)	1,856	0.04	80.0
Open (C/D; Good)	53,007	1.22	80.0
TOTALS	**56,520**	**1.30**	**80.23**

Note:

1. Post Development Area 3 will be diverted with a swale around the site to allow similar pre-development flow.

3) BASIN STORAGE DATA

Basin-1

Description	Stage (MSL)	Area (SF)	Area (AC)	Volume V1 (AC-FT)	Volume V2 (AC-FT)	Volume V2 (CF)
Bottom	161.50	3,915	0.09	0.00		
	162.00	4,303	0.10	0.05		
	163.00	5,121	0.12	0.16		
	164.00	5,995	0.14	0.28		
Top Permanent Pool	165.00	6,926	0.16	0.43	0.00	0
*Provided WQTV**	165.09	7,012	0.16	0.45	0.01	627
Required WQTV	165.27	7,187	0.16	0.47	0.04	1,905
Freeboard Level	165.50	7,413	0.17	0.51	0.08	3,584
	166.00	7,913	0.18	0.60	0.17	7,416
Top	166.51	8,428	0.19	0.70	0.27	11,583

Basin-2

Description	Stage (MSL)	Area (SF)	Area (AC)	Volume V1 (AC-FT)	Volume V2 (AC-FT)	Volume V2 (CF)
Bottom	162.25	15,840	0.36	0.00		
	163.00	17,107	0.39	0.28		
	164.00	18,845	0.43	0.70		
Top Permanent Pool	165.00	20,640	0.47	1.15	0.00	0
Required WQTV	165.36	21,300	0.49	1.32	0.17	7,549
*Extra WQTV**	165.42	21,411	0.49	1.35	0.20	8,831
	166.00	22,491	0.52	1.64	0.50	21,563
Freeboard Level	166.50	23,438	0.54	1.91	0.76	33,045
	167.00	24,399	0.56	2.18	1.03	45,004
Top	167.50	25,375	0.58	2.47	1.32	57,448

** See section 6) Water Quality Treatment Volume for clarification on WQTV volumes.*

4) PERMANENT POOL VOLUME

The permanent pool is designed to have a 14 day residence time as required by the SRWMD Chapter 40B-400. When a littoral zone is not present, the required volume is increased by 50% as seen below.

Description	Basin-1	Basin-2
Total Drainage Area - DA (acres)	0.522	2.011
Runoff Coefficient - C	0.91	0.94
Wet Season Rainfall Depth - R (in)	30.00	30.00
Residence Time - RT (days)	14.00	14.00
Length of Wet Season -WS (days)	153.00	153.00
Volume of Permanent Pool (ac-ft)	0.109	0.434
Required Volume w/ no Littoral Zone (ac-ft)	0.163	0.651
Proposed Volume of Pool (ac-ft)	0.431	1.150
	OK	OK

5) MEAN DEPTH OF PERMANENT POOL

SRWMD requires there to be a mean depth of permanent pool between 2 and 12 feet as per chapter 40B-400

Description	Basin 1	Basin 2
Volume of permanent pool (Ac-ft)	0.431	1.150
Pond area at orifice elevation (Ac)	0.159	0.474
Mean depth of pond (ft)	2.71	2.43
Mean depth between 2 ft to 12 ft	OK	OK

6) WATER QUALITY TREATMENT VOLUME

These basins will provides water quality treatment volume per SRWMD criteria for wet retention basins. The outfall for both basins go to a stream that terminates in Turkey Creek

Volume V1 = 1.00 inch over the total area

Drainage Area	Volume V1 (CF)	Treat. Vol Provided (CF)
DA 1	1,895	**627**
DA 2	7,300	**8,831**
Total	9,195	9,458

Basin 2 provides extra water quality treatment volume to make up for Basin 1 not providing its own required amount.

7) OUTFALL STRUCTURE DESIGN AND DETAILS

The outfall structure at the top of the permanent pool should be designed to drawdown one-half of the required treatment volume within 24 and 30 hours following a storm event, but no more than one-half of this volume will be discharged within the first 24 hours.

Orifice Design	Basin 1	Basin 2
Orifice Elevation (msl)	165.00	165.00
Treatment Volume (Ac-ft)	0.044	0.173
Stage of Treatment Volume (msl)	165.27	165.36
One-half of Treatment Volume (ac-ft)	0.022	0.087
Stage Half of Volume (msl)	165.14	165.18
Diameter of the Orifice (in)	**1.00**	**1.75**
Flow Line Elevation (msl)	165.04	165.07
h1 (ft)	0.23	0.29
h2 (ft)	0.09	0.11
Average Depth (ft)	0.16	0.20
Area of the Orifice (sf)	0.0055	0.0167
Orifice Coefficient	0.60	0.60
Flow Rate (cfs)	0.011	0.036
Recovery Time (hours)	25.13	29.37

CONTROL STRUCTURE	BASIN 1	BASIN 2
Weir Elevation	165.09	166.04
Weir Width (in)	36.00	36.00
Top Grate Elevation	166	167
Outfall Pipe Diameter (in)	15	15
Outfall Pipe Upstream Elevation	164.40	164.60
Outfall Pipe Downstream Elevation	164.30	164.50

8) SUBSURFACE INVESTIGATION INFORMATION

Based on the Soils Report No. 15604, dated July 5, 2022, prepared by GSE Engineering and Consulting, Inc. the recommendations of the soil characteristics are summarized below:

Soil Report No. 15604		
Basin number	Basin 1	Basin 2
Soil Boring	P-1 thru P-4	P-1 thru P-5
Average Ground El.	166.50	165.50
Depth Confined layer (ft)	6.00	6.00
Depth of High Groundwater (ft)	1.75	1.75
Depth of Low Groundwater (ft)	6.00	6.00
Depth of Average Groundwater (ft)	3.875	3.875
Vertical Infiltration rate (ft/d)	4.00	4.00
Safety factor	2.00	2.00
Design Vertical Infiltration rate (ft/d)	2.00	2.00
Horizontal Infiltration rate (ft/d)	7.00	7.00
Safety factor	2.00	2.00
Design Horizontal Infiltration rate (ft/d)	3.50	3.50
Fillable porosity (%)	20.00	21.00

9) STORM ROUTING RESULTS

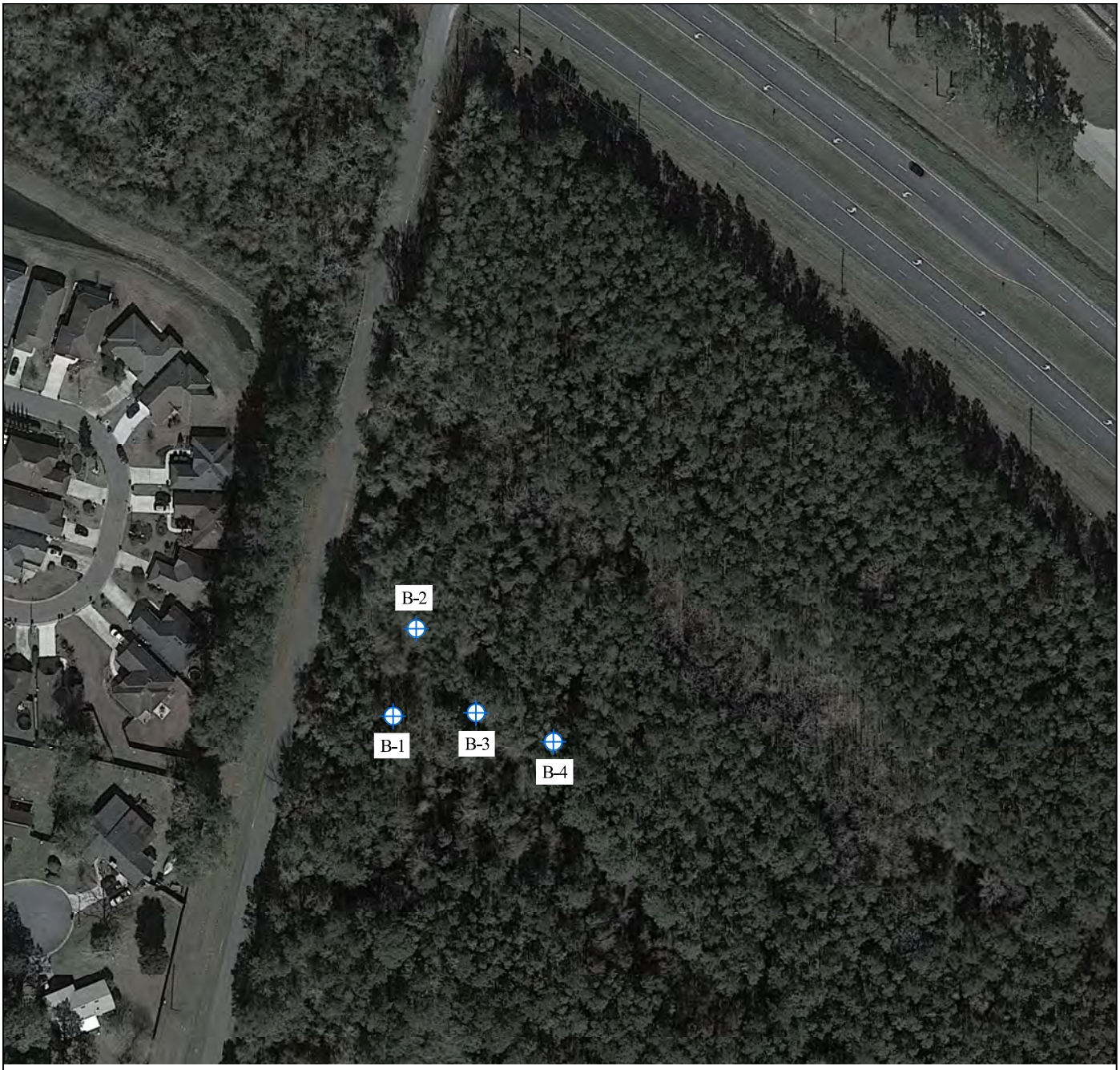
The computer program ICPR was used to route the critical design storms, the input data and results can be seen in Attachment C. The 'Runoff Area' is analyzed to compare the pre-existing runoff. Discharge rate and volume are reduced with the proposed design.

Storm	Basin 1		Basin 2	
Event	Stage	Freeboard (ft)	Stage	Freeboard (ft)
100YR-001HR	165.51	1.00	166.25	1.25
100YR-002HR	165.48	1.03	166.35	1.15
100YR-004HR	165.39	1.12	166.50	1.00
100YR-008HR	165.40	1.11	166.49	1.01
100YR-024HR	165.24	1.27	166.35	1.15
100YR-072HR	165.20	1.31	166.30	1.20
100YR-168HR	165.14	1.37	166.24	1.26
100YR-240HR	165.16	1.35	166.28	1.22

Storm	Rates		Net
Event	Pre (CFS)	Post (CFS)	
100YR-001HR	11.9	3.1	**-8.8**
100YR-002HR	10.1	2.8	**-7.3**
100YR-004HR	6.7	4.1	**-2.6**
100YR-008HR	7.4	4.5	**-2.9**
100YR-024HR	2.5	2.3	**-0.2**
100YR-072HR	1.7	1.7	**0.0**
100YR-168HR	1.2	1.2	**0.0**
100YR-240HR	1.6	1.6	**0.0**

Attachment A

Geotechnical Report by GSE Engineering & Consulting, Inc.



NORTH

0 150'

SCALE: 1" = 150' APPROX.

LEGEND:

AUGER BORING

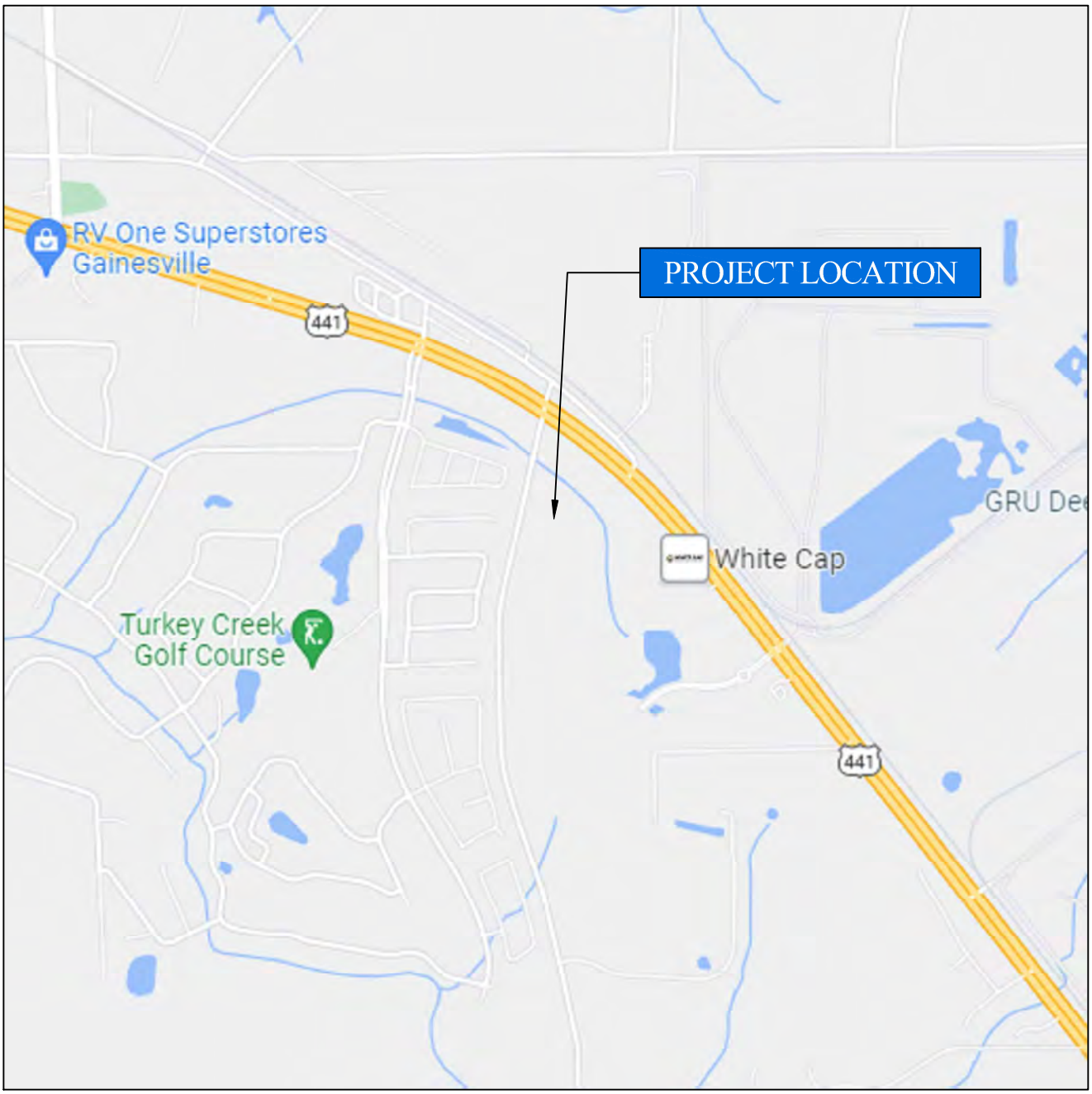
PROPOSED MINI STORAGE FACILITY
HAGUE, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 15604

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY: CRL
CHECKED BY : KLH
DRAWN BY : JNM

GSE Engineering & Consulting, Inc.

FIGURE 2



NORTH

NOT TO SCALE

PROPOSED MINI STORAGE FACILITY HAGUE, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 15604	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : KLH DRAWN BY : JNM	GSE Engineering & Consulting, Inc.	FIGURE 1

FIGURES

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

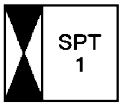
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample

Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

5.3 Key to Soil Classification

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 15604

Project Name: Proposed Mini Storage Facility

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	2-4	Gray silty SAND	5.8				12		8.9	SM
P-2	2-4	Gray silty SAND	5.4				15		8.5	SM
P-4	2-4	Gray silty SAND	11				18		6.3	SM
P-1	6-6.5	Pale gray and orange CLAY with sand	30				71			CL/CH

5.2 Laboratory Results

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT Tidewater Properties, LLC
PROJECT NAME Proposed Mini Storage Facility
PROJECT NUMBER 15604
PROJECT LOCATION Hague, Alachua County, Florida

DATE PERFORMED 6/24/2022 **BORING NUMBER P-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Brown and gray SAND with silt
		1.5
		(SP-SM) Brown and orange SAND with silt ▽
2.5	AU 2 PS	
5.0		5.0
	AU 3	(SC/CL) Gray, green, and orange very clayey SAND with trace limestone
7.5		
10.0		
		12.0
12.5	AU 4	(CL/CH) Brown and orange sandy CLAY
15.0		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 6/24/2022 **BORING NUMBER P-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NR CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Brown and orange SAND with silt ▽
		2.0
2.5	AU 2 PS	(SM) Gray silty SAND *%PASS-200 = 18* *MC = 11* *k_h = 6.3 ft/day*
5.0		5.0
	AU 3	(CL/CH) Green, gray, and orange sandy CLAY with trace limestone
7.5		
10.0		
		11.0
	AU 4	(CL/CH) Gray and orange CLAY with sand
12.5		
15.0		15.0
		Bottom of borehole at 15.0 feet.

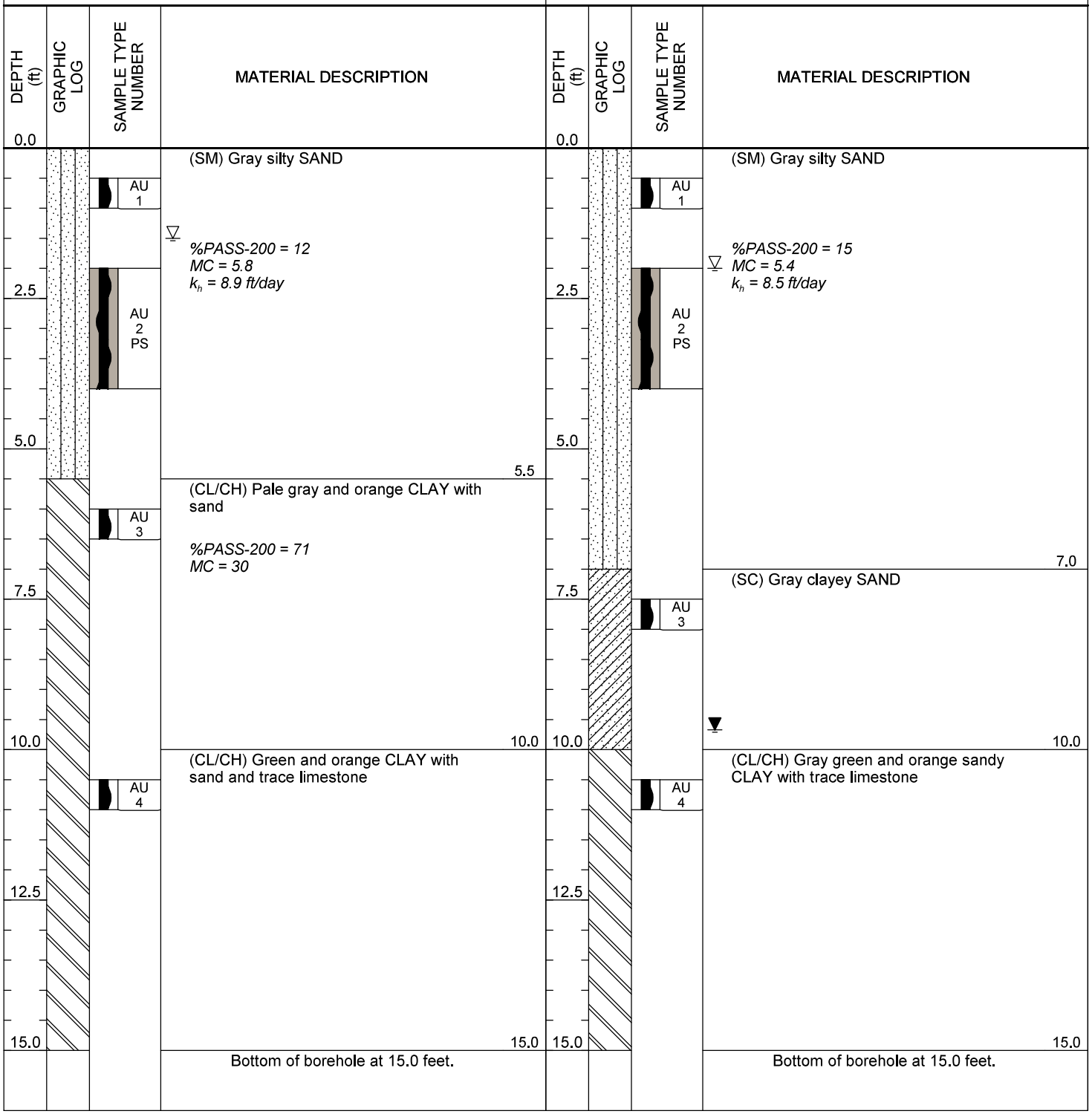
AB 2 PORTRAIT - GINT STD US.GDT - 7/1/22 11:25 - Q:\PROJECTS\15604 PROPOSED MINI STORAGE FACILITY\15604 BORINGS\15604 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT Tidewater Properties, LLC
PROJECT NAME Proposed Mini Storage Facility
PROJECT NUMBER 15604
PROJECT LOCATION Hague, Alachua County, Florida

DATE PERFORMED 6/24/2022 **BORING NUMBER P-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft
NOTES

DATE PERFORMED 6/24/2022 **BORING NUMBER P-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING 9.7 ft CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES



(Continued Next Page)

5.1 Auger Boring Logs

5.0 FIELD DATA

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic, and are not recommended for reuse as structural fill. These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

Proposed Stormwater Management Facility

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 6 feet bls.
2. Unsaturated vertical infiltration rate of 4 feet per day.
3. Horizontal hydraulic conductivity equal to 7 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 1.75 feet bls.
6. Average seasonal low groundwater table depth equal to 6 feet bls.

4.4 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity, and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive, and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with stormwater management facility designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was encountered in boring P-2 at 9.8 feet bls. We anticipate the seasonal high groundwater table to be at 1.5 to 2 feet bls. The seasonal high ground water tables are on the individual boring logs.

4.3 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent. The borings penetrated sand with silt and silty sand underlain by clayey and very clayey sands, sandy clay, and clay with sand to the explored depth of 15 feet bls.

The water table was encountered in boring P-2 at a depth of 9.7 feet bls at the time of our exploration. We anticipate the seasonal high groundwater table to be perched on the very clayey sands, sandy clay, and clay with sand.

The laboratory permeability tests indicate the tested silty sand has hydraulic conductivity values of 6.3 to 8.9 feet per day. The underlying very clayey sand, sandy clay, and clay with sand are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Included with this soil in mapping are small areas of Pelham, Plummer, Pomona, and Wauchula soils. Also included are a few small areas of soils which are similar to the Mulat soil but which have a loamy sand surface layer. Total included areas are about 20 percent or less.

This Mulat soil has a water table that is at a depth of 10 inches for 2 to 4 months and at a depth of 10 to 30 inches for about 2 to 4 months during most years. During drier seasons, the water table recedes to a depth of more than 30 inches. Surface runoff is slow. The available water capacity is low to medium. Permeability is moderately rapid to rapid in the surface and subsurface layers and slow .to moderately slow in the subsoil. Permeability is moderately rapid to rapid in the underlying material. Natural fertility is low, and organic matter content of the surface layer ranges from moderate to moderately low.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from 2 to 6.5 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the tested soils consist of silty sand (SM) and clay with sand (CL/CH). The tested silty sand (SM) contains approximately 12 to 18 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.4 to 11 percent. The tested clay with sand (CL/CH) contains approximately 71 percent soil fines passing the No. 200 sieve with a natural moisture content of about 30 percent.

The constant head hydraulic conductivity test results indicate the tested silty sand (SM) has hydraulic conductivity values of 6.3 to 8.9 feet per day.

Included with this soil in mapping are small areas of Mulat, Pomona, Riviera, Surrency, and Wauchula soils. Some mapped areas of this soil along Hogtown Creek and its tributaries in the western part of Gainesville are occasionally flooded. Total included areas are less than 15 percent.

This Pelham soil has a water table that is less than 10 inches below the surface for 1 to 4 months during most years. The water table recedes below a depth of 40 inches during dry seasons. Surface runoff is slow. The available water capacity is low in the surface and subsurface layers and medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderate in the loamy subsoil. Natural fertility is low in the upper 29 inches and medium below 29 inches. The organic matter content is moderately low.

Pomona sand, 0 to 2 percent slopes **–** This nearly level, poorly drained soil is in small and large areas in the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. The areas are irregular in shape and range from about 10 to 350 acres.

Typically, the surface layer is very dark gray sand about 5 inches thick. The subsurface layer is sand to a depth of 16 inches. The upper 4 inches is gray, and the lower 7 inches is light gray. The upper 4 inches of the subsoil is very dark gray sand in which many sand grains are coated with organic material, and the next 4 inches is dark reddish-brown sand. The next 8 inches is pale brown sand that has mottles, and the lower 11 inches is very pale brown sand. Below this a loamy subsoil extends to a depth of 69 inches. The upper 4 inches is light gray fine sandy loam, and the lower 22 inches is gray, mottled sandy clay loam. Between depths of 69 and 84 inches, the underlying material is light gray, mottled fine sandy loam.

Included with this soil in mapping are small areas of soils which are similar to Pomona soils but which have a brown, organically stained layer. Many of the sand grains are uncoated. Also included are small areas of soils which are similar to this Pomona soil but which have weakly cemented layers at a depth of 30 to 50 inches. Small areas of Myakka, Newnan, Pelham, Sparr, and Wauchula soils are in some areas. About 60 acres mapped as Pomona soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent.

In this Pomona soil, the water table is within 10 inches of the surface for 1 to 3 months during most years. During dry seasons, the water table recedes to a depth of more than 40 inches. Surface runoff is slow. The available water capacity is low to medium in the surface and subsurface layers, and it ranges from low to high in the subsoil. Permeability is rapid to very rapid in the surface and subsurface layers, moderate to rapid in the upper part of the subsoil, and moderately slow to moderate in the lower part.

Mulat sand **–** This nearly level, poorly drained soil is in broad areas of the flatwoods. Slopes are nearly smooth to slightly concave and range from 0 to 2 percent. The soil usually is in irregularly shaped small areas and ranges from about 15 to 60 acres.

Typically, the surface layer is sand about 8 inches thick. The upper 5 inches is very dark gray, and the lower 3 inches is dark gray. The subsurface layer is grayish brown to light gray sand to a depth of 26 inches. The subsoil extends to a depth of 54 inches and is gray. The upper 4 inches is loamy sand, the next 17 inches is fine sandy loam, and the lower 7 inches is loamy sand. Between depths of 54 and 80 inches, the underlying material is light gray loamy sand.

3.0 FINDINGS

3.1 Surface Conditions

Mr. Joshua Prendergast with GSE visited the site to observe the site conditions and mark the boring locations.

The site is currently wooded. A creek runs east to west through the central portion of the site. The site is bordered by U.S. 441 to the north and by NW 59th Terrace to the west. An existing business borders the site to the south, while the east is bordered by undeveloped wooded land.

The topography at the site is relatively level with some sloping down towards the creek. Regional topography can be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 158 to 168 feet[1].

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Section 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed stormwater management facility indicate the soils across these areas are relatively consistent. The auger borings initially penetrated 5 to 7 feet of sand with silt (SP-SM) and silty sand (SM). This was underlain by clayey and very clayey sands (SC, SC/CL), sandy clay (CL/CH), and clay with sand (CL/CH) to the explored depth of 15 feet bls.

The groundwater table was encountered in boring P-2 at 9.8 feet bls at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as three soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[2]. The following soil descriptions are from the Soil Survey.

Pelham sand **–** This nearly level, poorly drained soil is in small and large areas in the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. The areas are irregular in shape and range from 10 to 50 acres.

Typically, the surface layer is sand about 7 inches thick. The upper 4 inches is very dark gray, and the lower 3 inches is dark gray. The subsurface layer is sand about 22 inches thick. The upper 7 inches is light brownish gray and has gray mottles, and the lower 15 inches is gray. The subsoil extends to a depth of 69 inches. The upper 3 inches is gray sandy loam, and the lower 37 inches is gray, mottled sandy clay loam. Between depths of 69 and 80 inches, the underlying material is gray, mottled sandy loam.

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[1] Alachua County Growth Management website, http://mapgenius.alachuacounty.us/.

[2] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing four (4) auger borings to a depth of 15 feet below land surface (bls) within the proposed stormwater management facility.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed on June 24, 2022.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of four (4) percent soil fines passing the No. 200 sieve, four (4) natural moisture content determinations, and three (3) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the stormwater management facility at the proposed mini storage facility located in Hague, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2022-233 dated April 14, 2022. You authorized our services on May 2, 2022.

1.2 Project Description

This project will consist of a mini storage facility. The site is located on the east side of NW 59th Terrace south of U.S. 441 in Hague, Alachua County, Florida (Figure 1).

You provided information about the project and a site plan illustrating the locations of the proposed improvements and requested soil boring locations. A stormwater management facility is proposed along the north side of the site, adjacent to a creek.

A recent aerial photograph of the site was obtained and reviewed. The site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with stormwater management facility designs.

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1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

GSE Engineering & Consulting, Inc.

July 5, 2022

Mike English
Tidewater Properties, LLC
527 Turkey Creek
Alachua, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration
Proposed Mini Storage Facility
Hague, Alachua County, Florida
GSE Project No. 15604

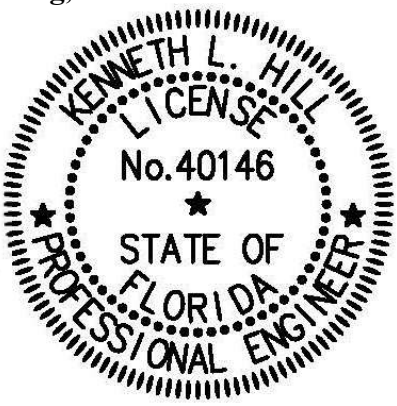
GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with stormwater management facility designs.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by Kenneth L Hill
Digitally signed by Kenneth L Hill
Date: 2022.07.05 13:31:45 -04'00'
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Cassandra R. Lindeman, E.I.
Staff Engineer

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

CRL / KLH: hmp
Q:\Projects\15604 Proposed Mini Storage Facility\15604.docx

Distribution: Addressee (1 - Electronic)
File (1)

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Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
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GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION

PROPOSED MINI STORAGE FACILITY
HAGUE, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 15604

Prepared For:

TIDEWATER PROPERTIES, LLC

JULY 2022

Attachment B

Aerial Photograph

Aerial Photo

Attachment C

Pre- and Post-Development Drainage Maps

\\SERVER3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Design Reports\Drainage\Working DWG\A22032E1.dwg, PRE, 10/26/2022 4:07:57 PM, dnoll, DWG To PDF.pc3

DRAINAGE AREA 1: 1.30AC
(Diverting)

DRAINAGE AREA 1: 2.53AC
(Attenuating)

N.W. 59TH TERRACE

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" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-032

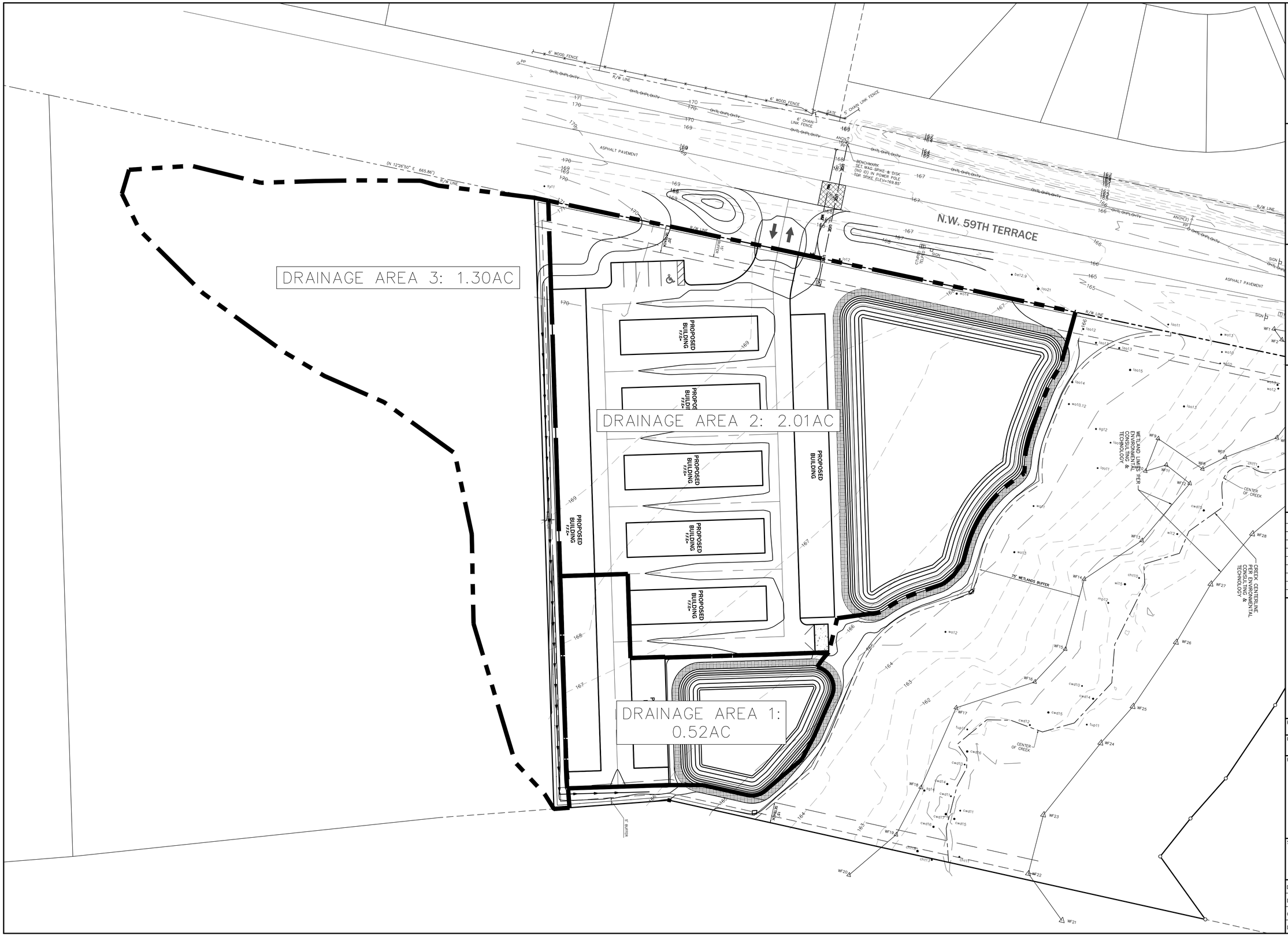
Project phase: EXHIBIT

Project title:
DURATION BUILDERS
NW 59TH TERRACE &
US 441
CITY OF ALACHUA,
FLORIDA

Sheet title:
PRE-DEVELOPMENT DRAINAGE MAP

Designed:	QH
Drawn:	MAB
Checked:	CSV
Date:	10/26/2022

Sheet No.: PRE



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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-032

Project phase: EXHIBIT

Project title:
DURATION BUILDERS
NW 59TH TERRACE & US 441
CITY OF ALACHUA, FLORIDA

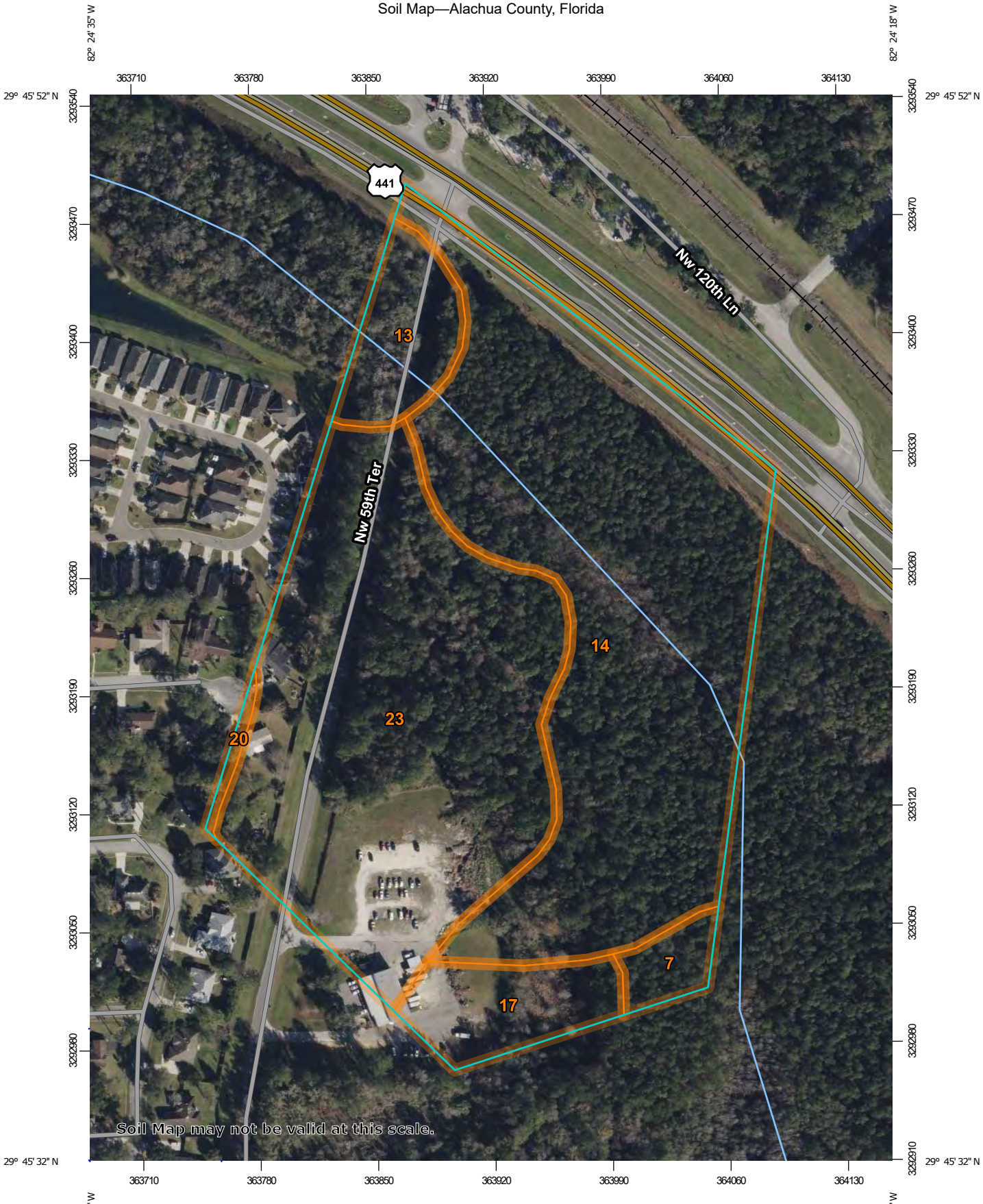
Sheet title:
POST-DEVELOPMENT DRAINAGE MAP

Designed: QH	Sheet No.: POST
Drawn: MAB	
Checked: CSV	
Date: 08/11/22	

\\SERVER3\engprojects\Duration Builders - NW 59th Terr & US441 - City of Alachua - 05885-010-007\Design Reports\Drainage\Working DWG\A22032ET.dwg, POST, 10/26/2022 4:10:50 PM, dnoll, DWG To PDF.pc3

Attachment D

Soils Map


82° 24' 35" W
82° 24' 18" W
29° 45' 52" N
29° 45' 32" N
363710
363780
363850
363920
363990
364060
364130
3293540
3293470
3293400
3293330
3293260
3293190
3293120
3293050
3292980
3292910
441
Nw 120th Ln
Nw 59th Ter
13
14
23
20
7
17
Soil Map may not be valid at this scale.
Map Scale: 1:3,080 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0
45
90
180
270
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: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Kanapaha sand, 0 to 5 percent slopes	0.6	2.0%
13	Pelham sand	1.5	5.2%
14	Pomona sand, 0 to 2 percent slopes	13.4	47.1%
17	Wauchula sand	1.5	5.4%
20	Tavares sand, 0 to 5 percent slopes	0.1	0.5%
23	Mulat sand	11.3	39.9%
Totals for Area of Interest		**28.4**	**100.0%**

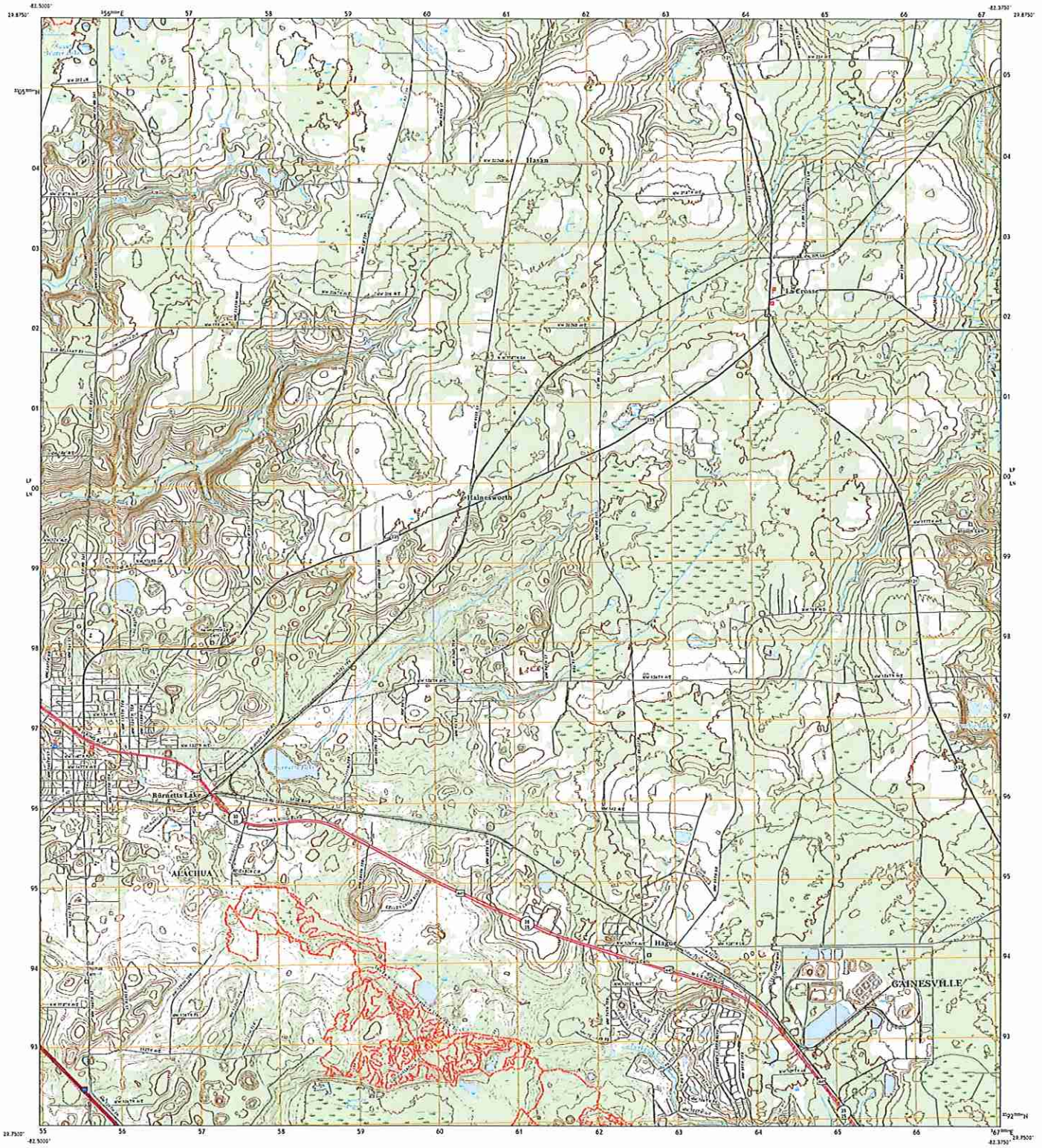
Attachment E

Quad Map

USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

ALACHUA QUADRANGLE
FLORIDA - ALACHUA COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000 meter grid: Universal Transverse Mercator, Zone 17N
This map is not a legal document. Boundaries may be
generalized for the map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery		NAIP, November	2018
Roads		U.S. Census Bureau,	2018
Names		GNIS, 1979 -	2020
Hydrography		National Hydrography Dataset, 1999 -	2020
Contours		National Elevation Dataset, 2013 -	2018
Boundaries		Multiple sources over multiple 1m -	2019
Public Land Survey System			2020
Wetlands		Fish and Wildlife Service National Wetlands Inventory, 1983 -	1984

SCALE 1:24 000

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard

ROAD CLASSIFICATION

Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

1 Wilcox
2 Alachua-Micanopy Springs
3 Brooker
4 High Springs
5 Monteocha
6 Newberry
7 Gainesville West
8 Gainesville East

ALACHUA, FL
2021

USGS HQDA REP NO. US 052 K NW

Attachment F

FEMA Map

National Flood Hazard Layer FIRMette

FEMA

82°24'45"W 29°45'59"N

82°24'8"W 29°45'28"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

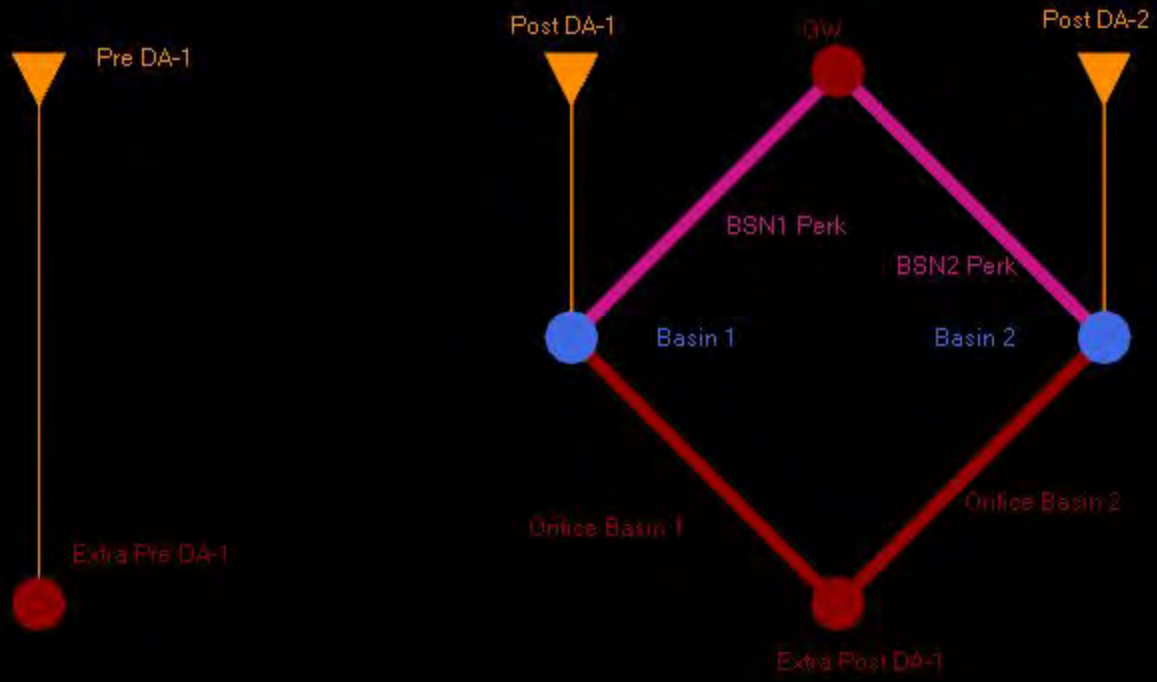
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/26/2022 at 4:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment G

Pre- and Post-Development ICPR Model


Pre DA-1
Extra Pre DA-1
Post DA-1
QW
Post DA-2
BSN1 Perk
BSN2 Perk
Basin 1
Basin 2
Orifice Basin 1
Orifice Basin 2
Extra Post DA-1

Simple Basin: Post DA-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:	0.5200 ac
Curve Number:	94.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-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:	2.0100 ac
Curve Number:	95.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre DA-1

Scenario:	Scenario1
Node:	Extra Pre DA-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	21.2500 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5300 ac
Curve Number:	80.0
% 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:	165.00 ft
Warning Stage:	165.50 ft

Stage [ft]	Area [ac]	Area [ft2]
161.50	0.0900	3920
162.00	0.1000	4356
163.00	0.1200	5227
164.00	0.1400	6098
165.00	0.1600	6970
166.00	0.1800	7841
166.50	0.1900	8276

Comment:

Node: Basin 2

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	165.00 ft
Warning Stage:	166.50 ft

Stage [ft]	Area [ac]	Area [ft2]
162.25	0.3600	15682
163.00	0.3900	16988
164.00	0.4300	18731
165.00	0.4700	20473
166.00	0.5200	22651
167.00	0.5600	24394
167.50	0.5800	25265

Comment:

Node: Extra Post DA-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 DA-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: GW

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

Comment:

Percolation Link: BSN1 Perk

Scenario: Scenario1
From Node: Basin 1
To Node: GW
Surface Area Option: Vary Based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Link Count:	1		
Flow Direction:	Both	Perimeter 1:	275.00 ft
Aquifer Base Elevation:	160.50 ft	Perimeter 2:	389.00 ft
Water Table Elevation:	164.75 ft	Perimeter 3:	619.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	25.00 ft
Horizontal Conductivity:	3.500 fpd	Distance P2 to P3:	50.00 ft
Vertical Conductivity:	2.000 fpd	# of Cells P1 to P2:	5
Fillable Porosity:	0.200	# of Cells P2 to P3:	10
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: BSN2 Perk

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Basin 2		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	598.00 ft
Flow Direction:	Both	Perimeter 2:	703.00 ft
Aquifer Base Elevation:	159.50 ft	Perimeter 3:	913.00 ft
Water Table Elevation:	163.25 ft	Distance P1 to P2:	25.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	50.00 ft
Horizontal Conductivity:	3.500 fpd	# of Cells P1 to P2:	5
Vertical Conductivity:	2.000 fpd	# of Cells P2 to P3:	10
Fillable Porosity:	0.210		
Layer Thickness:	0.00 ft		

Comment:

Drop Structure Link: Orifice Basin 1

		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	164.40 ft	Invert:	164.30 ft
From Node:	Basin 1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Extra Post DA-1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 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:	13.30 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	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	165.00 ft
Control Elevation:	165.00 ft
Max Depth:	0.08 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	165.09 ft
Control Elevation:	165.09 ft
Max Depth:	0.91 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component	
Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	166.00 ft
Control Elevation:	166.00 ft
Max Depth:	3.00 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Orifice Basin 2		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	164.60 ft	Invert:	164.50 ft
From Node:	Basin 2	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	Extra Post DA-1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 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:	14.00 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:	Circular	Op Table:	
Invert:	165.00 ft	Ref Node:	
Control Elevation:	165.00 ft	Discharge Coefficients	
Max Depth:	0.15 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	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:	166.04 ft	Ref Node:	
Control Elevation:	166.04 ft	Discharge Coefficients	
Max Depth:	0.96 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	167.00 ft
Control Elevation:	167.00 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 100yr-001hr

Scenario:	Scenario1
Run Date/Time:	1/3/2023 9:53:23 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	25.0000

	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: 1/3/2023 9:53:30 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	26.0000

	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:	1/3/2023 9:53:38 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	28.0000

	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: 1/3/2023 9:53:47 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	32.0000

	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:	1/3/2023 9:53:57 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	48.0000

	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: 1/3/2023 9:54:13 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	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-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:	1/3/2023 9:54:40 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	192.0000

	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: 1/3/2023 9:55:39 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	264.0000

	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: WQTV

Scenario:	Scenario1
Run Date/Time:	11/28/2022 3:35:10 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
Post DA-1	100yr-001 hr	4.35	0.5667	4.40	3.76	0.5200	94.3	0.00	0.00
Post DA-2	100yr-001 hr	17.29	0.5667	4.40	3.93	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-001 hr	11.85	0.7667	4.40	2.38	2.5300	80.0	0.00	0.00
Post DA-1	100yr-002 hr	3.24	0.8000	5.40	4.75	0.5200	94.3	0.00	0.00
Post DA-2	100yr-002 hr	12.70	0.8000	5.40	4.93	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-002 hr	10.09	0.9333	5.40	3.25	2.5300	80.0	0.00	0.00
Post DA-1	100yr-004 hr	1.79	2.0000	6.72	6.06	0.5200	94.3	0.00	0.00
Post DA-2	100yr-004 hr	7.00	2.0000	6.72	6.25	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-004 hr	6.68	2.1333	6.72	4.44	2.5300	80.0	0.00	0.00
Post DA-1	100yr-008 hr	1.75	4.0000	8.00	7.34	0.5200	94.3	0.00	0.00
Post DA-2	100yr-008 hr	6.78	4.0000	8.00	7.53	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-008 hr	7.35	4.0333	8.00	5.64	2.5300	80.0	0.00	0.00
Post DA-1	100yr-024 hr	0.57	12.0000	11.04	10.38	0.5200	94.3	0.00	0.00
Post DA-2	100yr-024 hr	2.23	12.0000	11.04	10.57	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-024 hr	2.52	12.0167	11.04	8.53	2.5300	80.0	0.00	0.00
Post DA-1	100yr-072 hr	0.36	59.9167	13.80	13.14	0.5200	94.3	0.00	0.00
Post DA-2	100yr-072 hr	1.39	59.9167	13.80	13.33	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-072 hr	1.68	59.9500	13.80	11.22	2.5300	80.0	0.00	0.00
Post DA-1	100yr-168 hr	0.25	160.0000	16.00	15.34	0.5200	94.3	0.00	0.00
Post DA-2	100yr-168 hr	0.95	160.0000	16.00	15.53	2.0100	95.9	0.00	0.00
Pre DA-1	100yr-168 hr	1.18	160.0000	16.00	13.37	2.5300	80.0	0.00	0.00
Post DA-1	100yr-240 hr	0.33	184.0000	18.00	17.34	0.5200	94.3	0.00	0.00
Post DA-2	100yr-240 hr	1.26	184.0000	18.00	17.54	2.0100	95.9	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-240 hr	1.55	184.0000	18.00	15.34	2.5300	80.0	0.00	0.00
Post DA-1	WQTV	0.00	0.0000	0.00	0.00	0.5200	N/A	0.00	0.00
Post DA-2	WQTV	0.00	0.0000	0.00	0.00	2.0100	N/A	0.00	0.00
Pre DA-1	WQTV	0.00	0.0000	0.00	0.00	2.5300	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	165.50	165.51	-0.0010	4.35	2.67	7417
Basin 2	100yr-001hr	166.50	166.25	0.0010	17.29	1.14	23080
Extra Post DA-1	100yr-001hr	0.00	0.00	0.0000	3.09	0.00	0
Extra Pre DA-1	100yr-001hr	0.00	0.00	0.0000	11.85	0.00	0
GW	100yr-001hr	0.00	0.00	0.0000	0.17	0.00	0
Basin 1	100yr-002hr	165.50	165.48	-0.0010	3.24	2.33	7384
Basin 2	100yr-002hr	166.50	166.35	0.0010	12.70	1.86	23256
Extra Post DA-1	100yr-002hr	0.00	0.00	0.0000	2.79	0.00	0
Extra Pre DA-1	100yr-002hr	0.00	0.00	0.0000	10.09	0.00	0
GW	100yr-002hr	0.00	0.00	0.0000	0.16	0.00	0
Basin 1	100yr-004hr	165.50	165.39	-0.0010	1.79	1.60	7309
Basin 2	100yr-004hr	166.50	166.50	-0.0010	7.00	3.18	23518
Extra Post DA-1	100yr-004hr	0.00	0.00	0.0000	4.13	0.00	0
Extra Pre DA-1	100yr-004hr	0.00	0.00	0.0000	6.68	0.00	0
GW	100yr-004hr	0.00	0.00	0.0000	0.14	0.00	0
Basin 1	100yr-008hr	165.50	165.40	-0.0009	1.75	1.69	7319
Basin 2	100yr-008hr	166.50	166.49	0.0010	6.78	3.07	23499
Extra Post DA-1	100yr-008hr	0.00	0.00	0.0000	4.49	0.00	0
Extra Pre DA-1	100yr-008hr	0.00	0.00	0.0000	7.35	0.00	0
GW	100yr-008hr	0.00	0.00	0.0000	0.13	0.00	0
Basin 1	100yr-024hr	165.50	165.24	0.0005	0.57	0.56	7177
Basin 2	100yr-024hr	166.50	166.35	0.0010	2.23	1.81	23263
Extra Post DA-1	100yr-024hr	0.00	0.00	0.0000	2.30	0.00	0
Extra Pre DA-1	100yr-024hr	0.00	0.00	0.0000	2.52	0.00	0
GW	100yr-024hr	0.00	0.00	0.0000	0.10	0.00	0
Basin 1	100yr-072hr	165.50	165.20	0.0007	0.36	0.36	7143
Basin 2	100yr-072hr	166.50	166.30	0.0010	1.39	1.37	23170
Extra Post DA-1	100yr-072hr	0.00	0.00	0.0000	1.70	0.00	0
Extra Pre DA-1	100yr-072hr	0.00	0.00	0.0000	1.68	0.00	0
GW	100yr-072hr	0.00	0.00	0.0000	0.10	0.00	0
Basin 1	100yr-168hr	165.50	165.17	-0.0006	0.25	0.25	7122
Basin 2	100yr-168hr	166.50	166.24	-0.0008	0.95	0.95	23068
Extra Post DA-1	100yr-168hr	0.00	0.00	0.0000	1.19	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 DA-1	100yr-168hr	0.00	0.00	0.0000	1.18	0.00	0
GW	100yr-168hr	0.00	0.00	0.0000	0.10	0.00	0
Basin 1	100yr-240hr	165.50	165.19	-0.0008	0.33	0.33	7137
Basin 2	100yr-240hr	166.50	166.28	0.0010	1.26	1.26	23144
Extra Post DA-1	100yr-240hr	0.00	0.00	0.0000	1.56	0.00	0
Extra Pre DA-1	100yr-240hr	0.00	0.00	0.0000	1.55	0.00	0
GW	100yr-240hr	0.00	0.00	0.0000	0.10	0.00	0
Basin 1	WQTV	165.50	165.06	0.0000	0.00	0.01	7022
Basin 2	WQTV	166.50	165.42	-0.0002	0.00	0.17	21388
Extra Post DA-1	WQTV	0.00	0.00	0.0000	0.05	0.00	0
Extra Pre DA-1	WQTV	0.00	0.00	0.0000	0.00	0.00	0
GW	WQTV	0.00	0.00	0.0000	0.13	0.00	0

Link Min/Max Conditions [Scenario1]

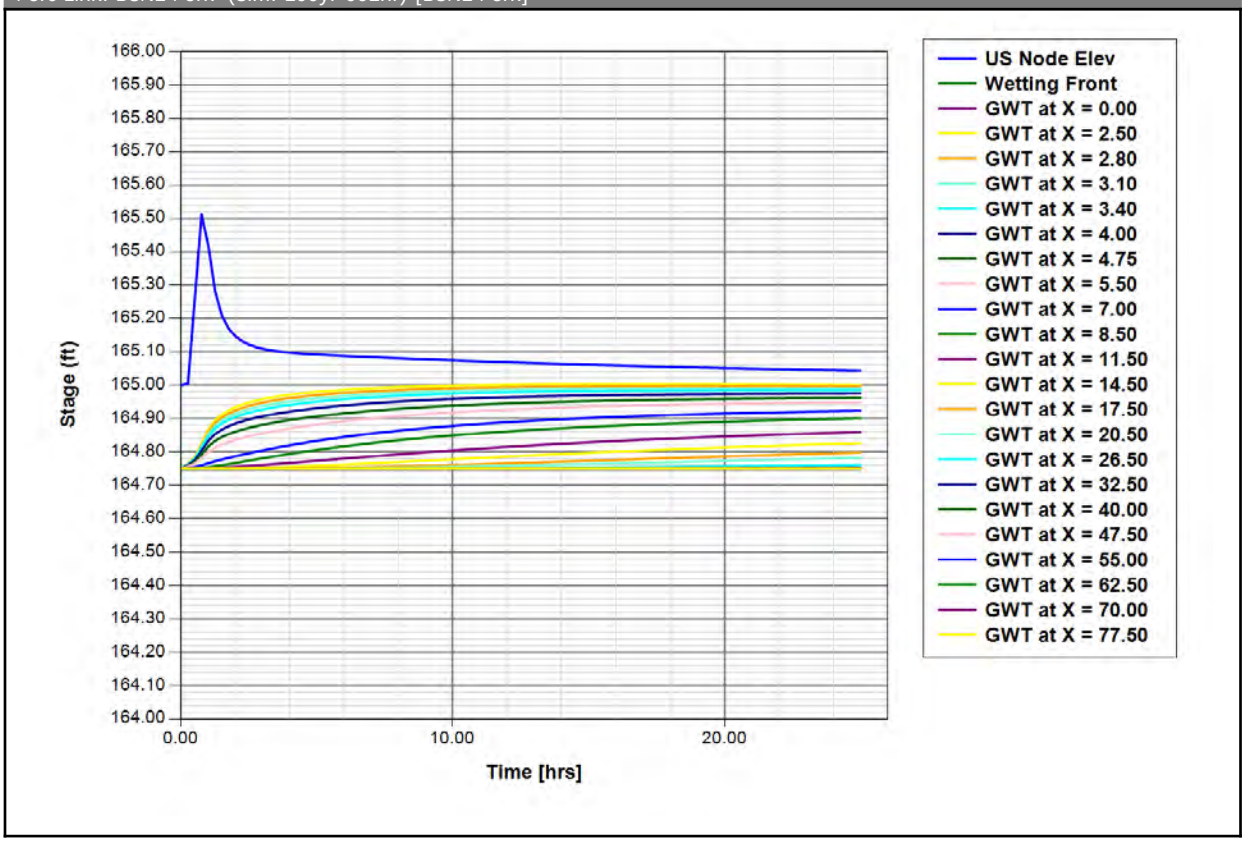
Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
BSN1 Perk	100yr-001hr	0.02	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-001hr	0.16	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-001hr	2.66	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-001hr	0.02	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-001hr	2.64	0.00	-0.01	2.08	2.08	2.08
Orifice Basin 1 - Weir: 3	100yr-001hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-001hr	0.98	0.00	0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-001hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-001hr	0.90	0.00	0.01	1.45	1.45	1.45
Orifice Basin 2 - Weir: 3	100yr-001hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-002hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-002hr	0.15	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-002hr	2.32	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-002hr	0.02	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-002hr	2.30	0.00	-0.01	1.99	1.99	1.99
Orifice Basin 1 - Weir: 3	100yr-002hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-002hr	1.72	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-002hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-002hr	1.64	0.00	-0.01	1.77	1.77	1.77
Orifice Basin 2 - Weir: 3	100yr-002hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-004hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-004hr	0.13	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-004hr	1.59	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-004hr	0.02	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-004hr	1.58	0.00	-0.01	1.75	1.75	1.75
Orifice Basin 1 - Weir: 3	100yr-004hr	0.00	0.00	0.00	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]
Orifice Basin 2 - Pipe	100yr-004hr	3.05	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-004hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-004hr	2.97	0.00	-0.01	2.16	2.16	2.16
Orifice Basin 2 - Weir: 3	100yr-004hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-008hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-008hr	0.12	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-008hr	1.68	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-008hr	0.02	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-008hr	1.67	0.00	-0.01	1.79	1.79	1.79
Orifice Basin 1 - Weir: 3	100yr-008hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-008hr	2.95	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-008hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-008hr	2.87	0.00	-0.01	2.14	2.14	2.14
Orifice Basin 2 - Weir: 3	100yr-008hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-024hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-024hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-024hr	0.56	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-024hr	0.01	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-024hr	0.55	0.00	0.00	1.23	1.23	1.23
Orifice Basin 1 - Weir: 3	100yr-024hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-024hr	1.75	0.00	0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-024hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-024hr	1.66	0.00	0.01	1.78	1.78	1.78
Orifice Basin 2 - Weir: 3	100yr-024hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-072hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-072hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin	100yr-072hr	0.36	0.00	0.00	0.00	0.00	0.00

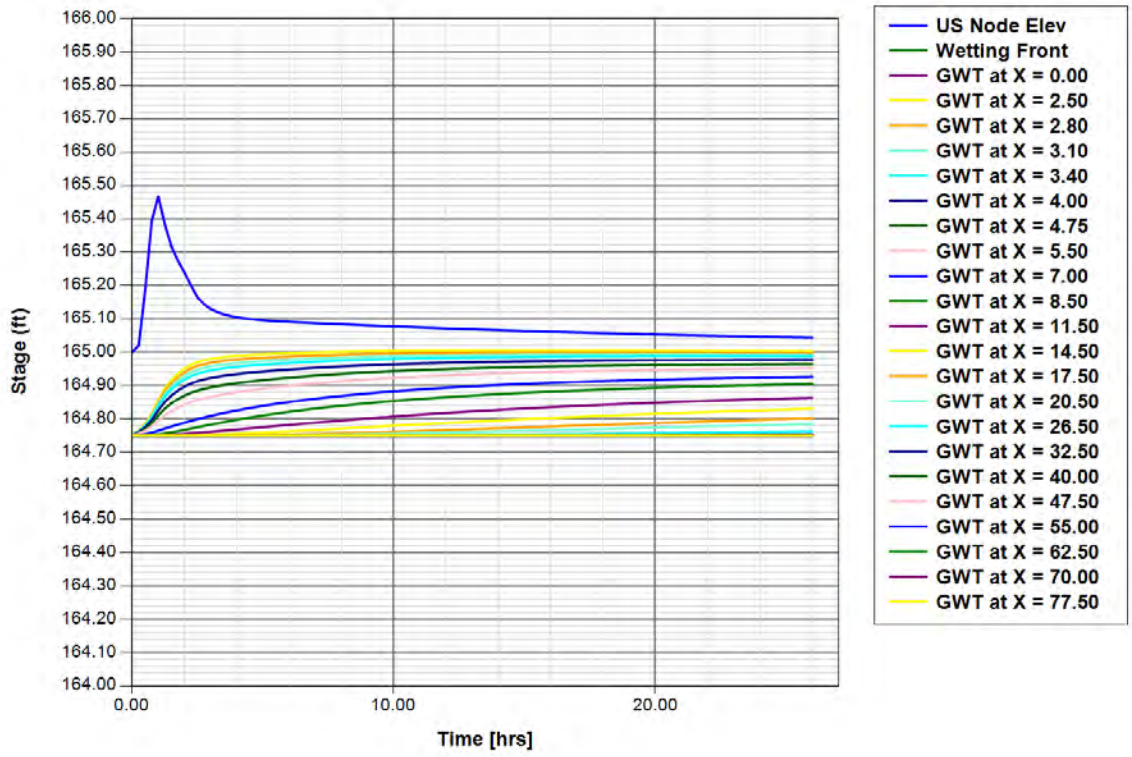
Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
1 - Pipe							
Orifice Basin 1 - Weir: 1	100yr-072hr	0.01	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-072hr	0.35	0.00	0.00	1.06	1.06	1.06
Orifice Basin 1 - Weir: 3	100yr-072hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-072hr	1.34	0.00	0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-072hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-072hr	1.26	0.00	0.01	1.62	1.62	1.62
Orifice Basin 2 - Weir: 3	100yr-072hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-168hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-168hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-168hr	0.25	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-168hr	0.01	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-168hr	0.24	0.00	0.00	0.93	0.93	0.93
Orifice Basin 1 - Weir: 3	100yr-168hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-168hr	0.94	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-168hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	100yr-168hr	0.85	0.00	-0.01	1.43	1.43	1.43
Orifice Basin 2 - Weir: 3	100yr-168hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	100yr-240hr	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	100yr-240hr	0.09	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	100yr-240hr	0.32	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	100yr-240hr	0.01	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	100yr-240hr	0.31	0.00	0.00	1.02	1.02	1.02
Orifice Basin 1 - Weir: 3	100yr-240hr	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	100yr-240hr	1.24	0.00	-0.01	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	100yr-240hr	0.09	0.00	0.00	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]
Orifice Basin 2 - Weir: 2	100yr-240hr	1.15	0.00	-0.01	1.58	1.58	1.58
Orifice Basin 2 - Weir: 3	100yr-240hr	0.00	0.00	0.00	0.00	0.00	0.00
BSN1 Perk	WQTV	0.01	0.00	0.00	0.00	0.00	0.00
BSN2 Perk	WQTV	0.12	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Pipe	WQTV	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 1	WQTV	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 2	WQTV	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 1 - Weir: 3	WQTV	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Pipe	WQTV	0.05	0.00	0.05	0.00	0.00	0.00
Orifice Basin 2 - Weir: 1	WQTV	0.05	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 2	WQTV	0.00	0.00	0.00	0.00	0.00	0.00
Orifice Basin 2 - Weir: 3	WQTV	0.00	0.00	0.00	0.00	0.00	0.00

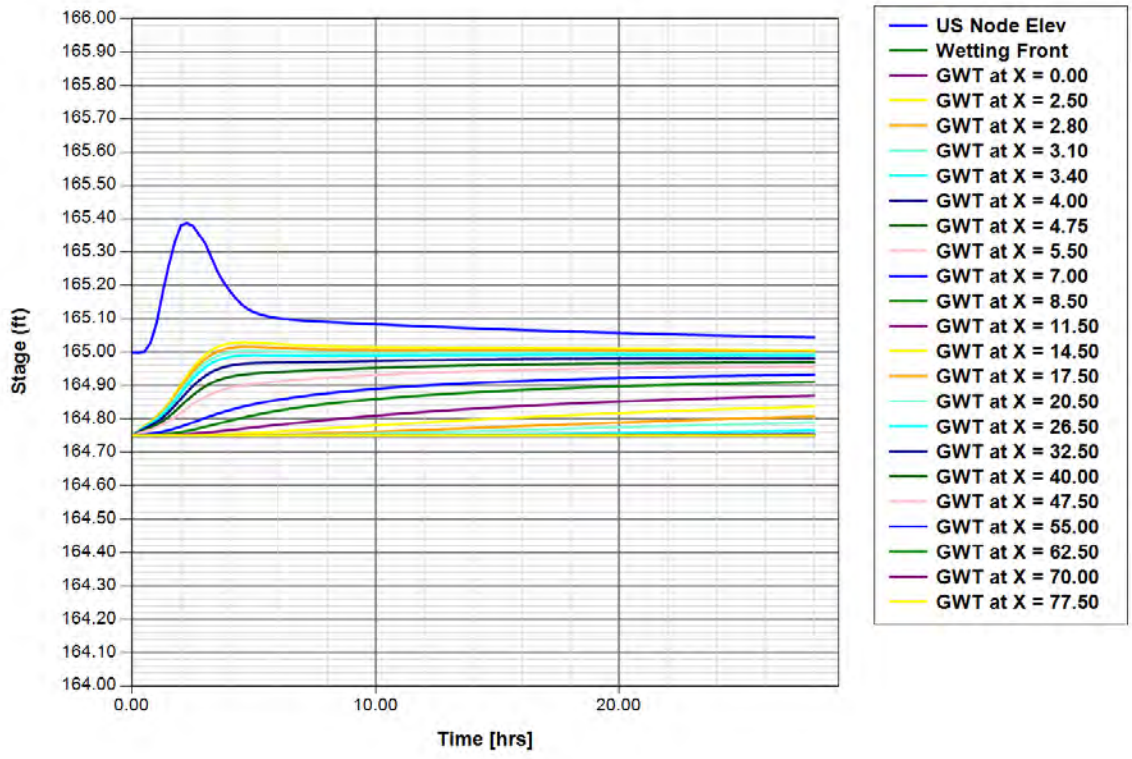
Perc Link: BSN1 Perk (Sim: 100yr-001hr) [BSN1 Perk]



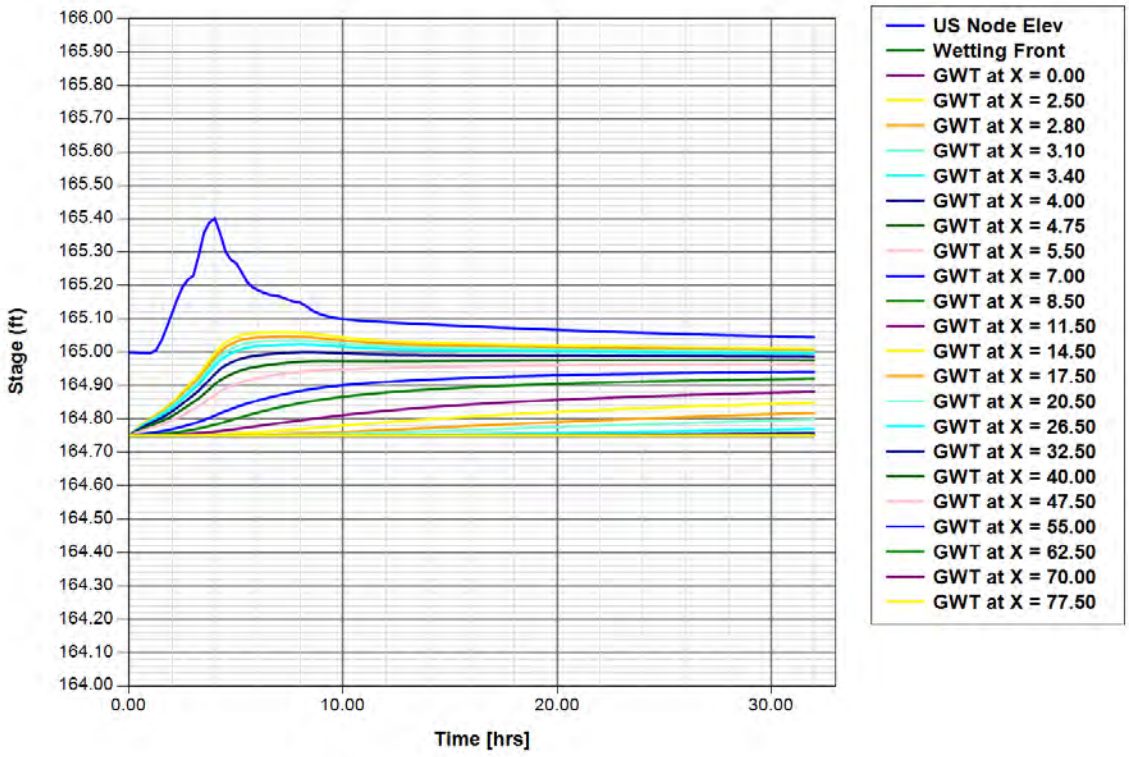
Perc Link: BSN1 Perk (Sim: 100yr-002hr) [BSN1 Perk]



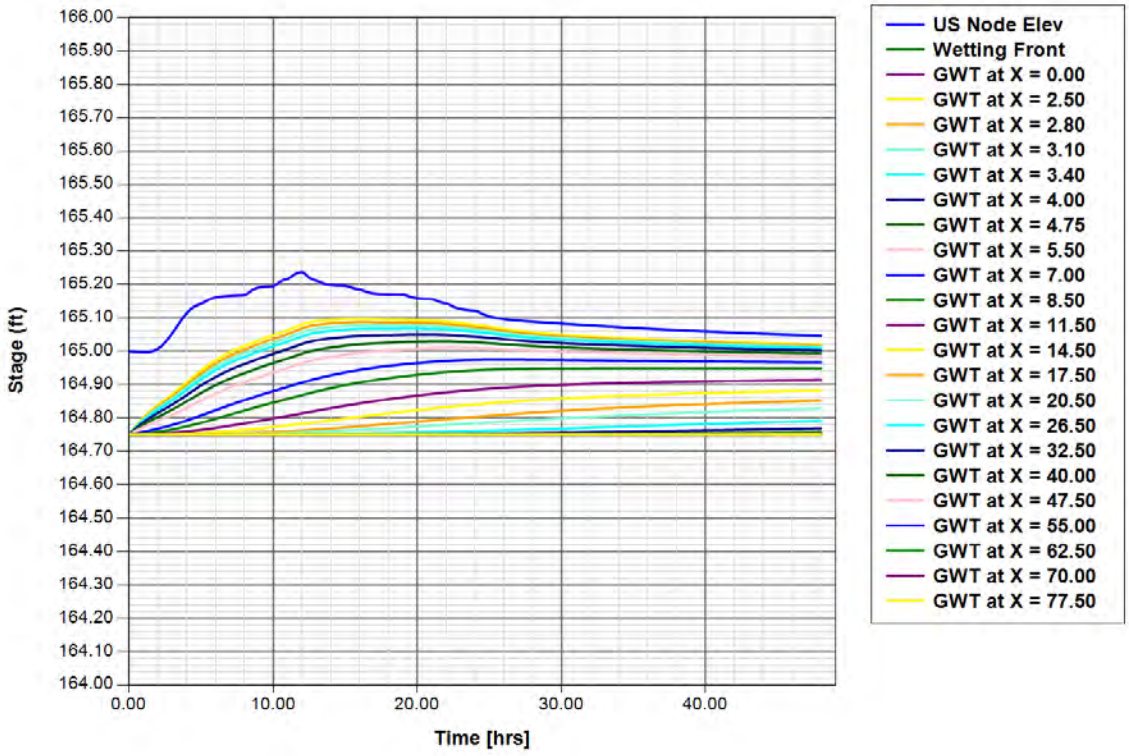
Perc Link: BSN1 Perk (Sim: 100yr-004hr) [BSN1 Perk]



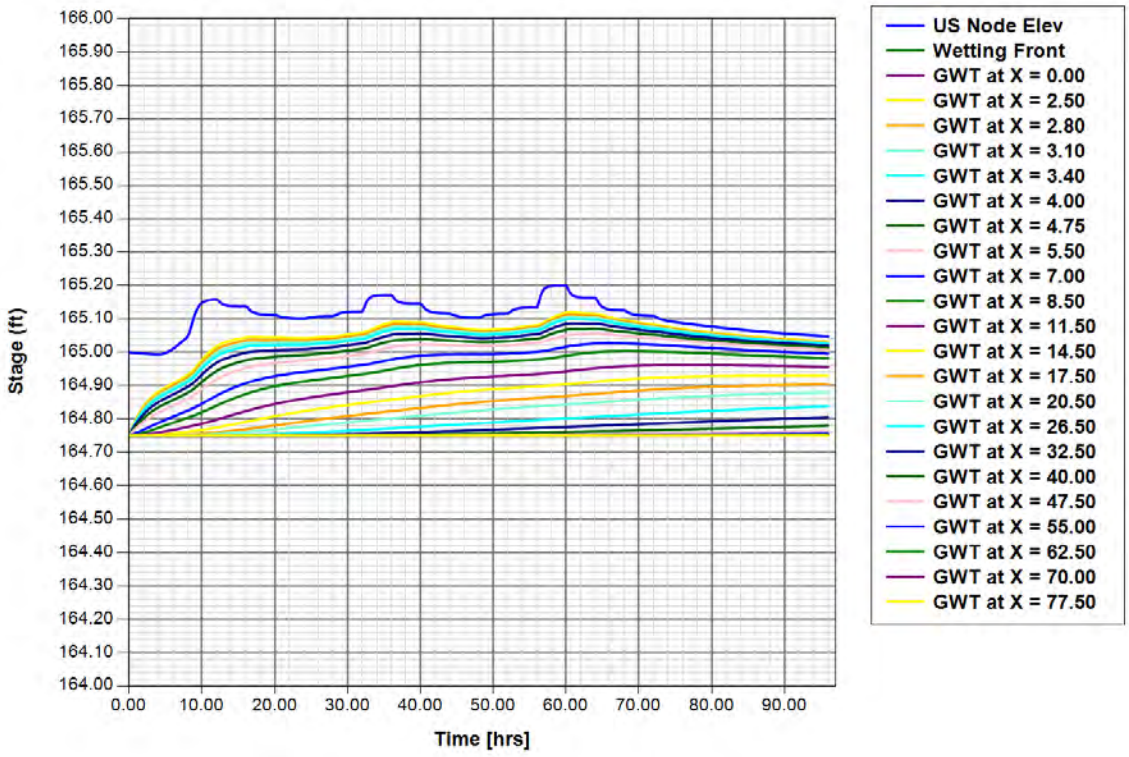
Perc Link: BSN1 Perk (Sim: 100yr-008hr) [BSN1 Perk]



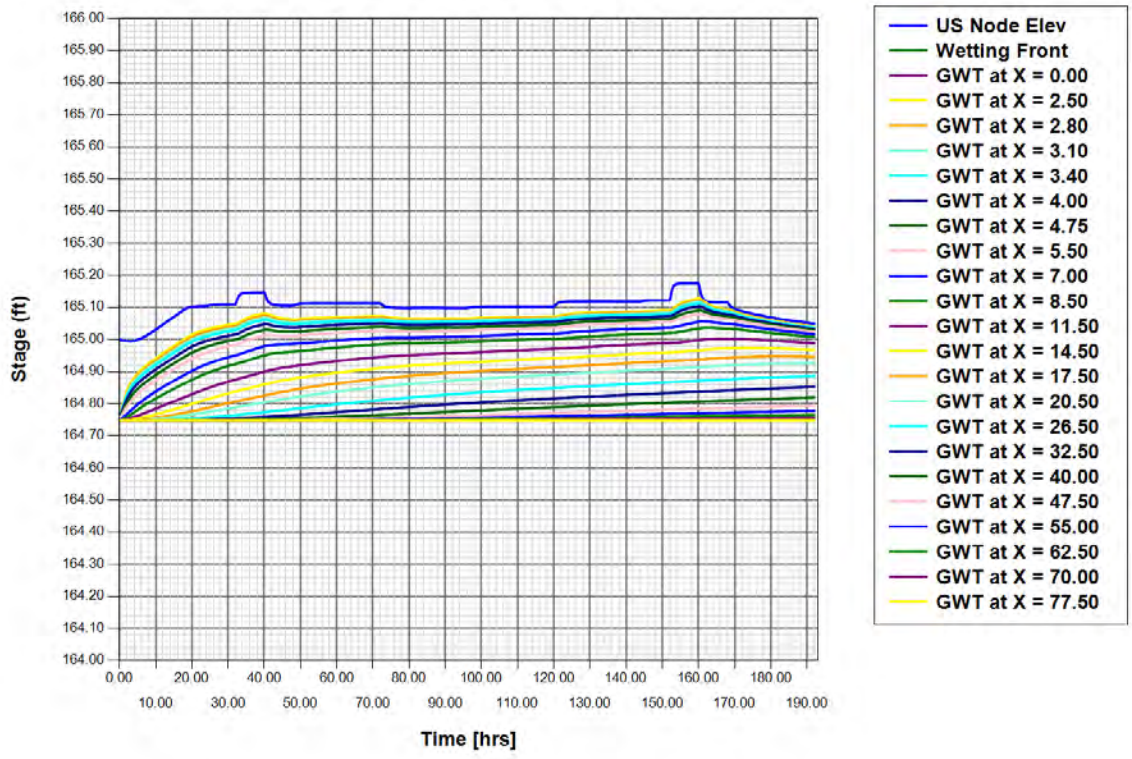
Perc Link: BSN1 Perk (Sim: 100yr-024hr) [BSN1 Perk]



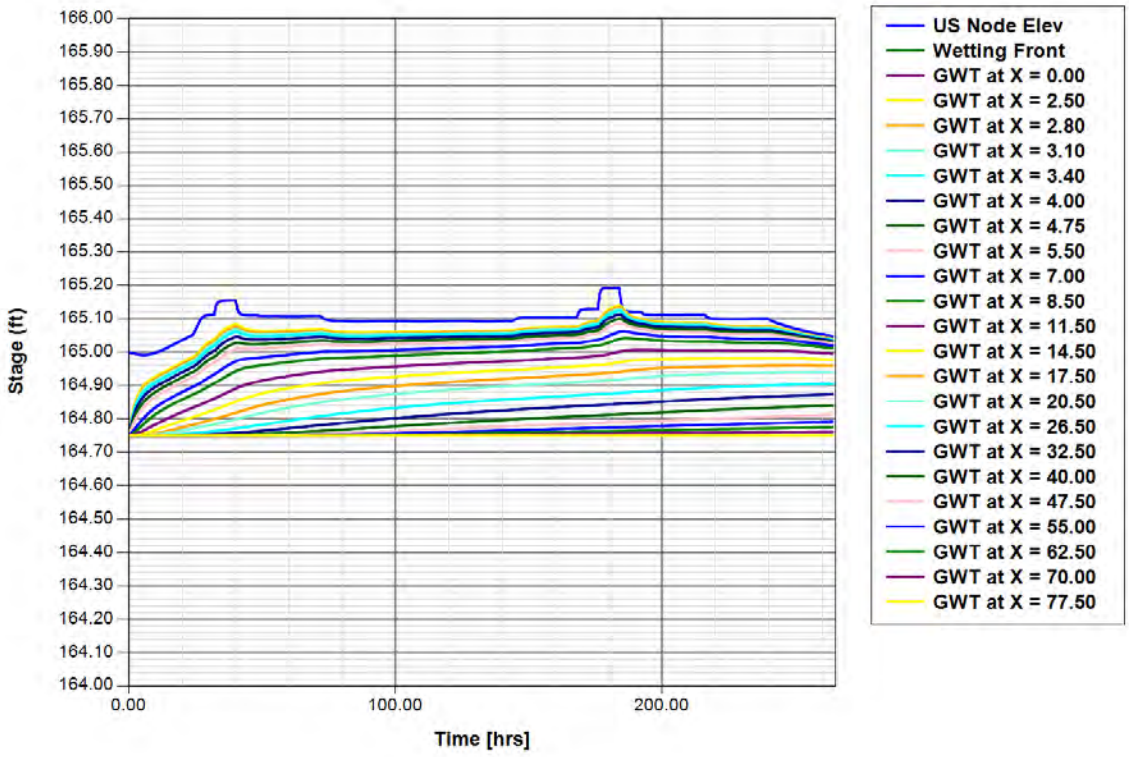
Perc Link: BSN1 Perk (Sim: 100yr-072hr) [BSN1 Perk]



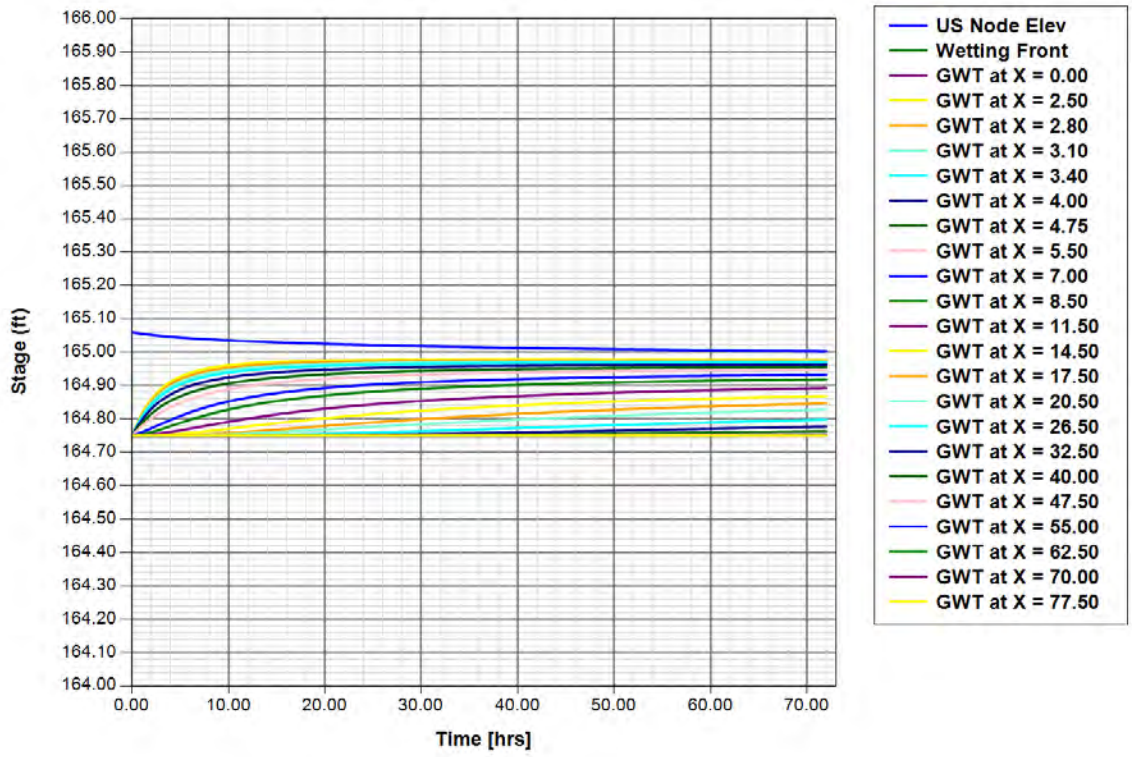
Perc Link: BSN1 Perk (Sim: 100yr-168hr) [BSN1 Perk]



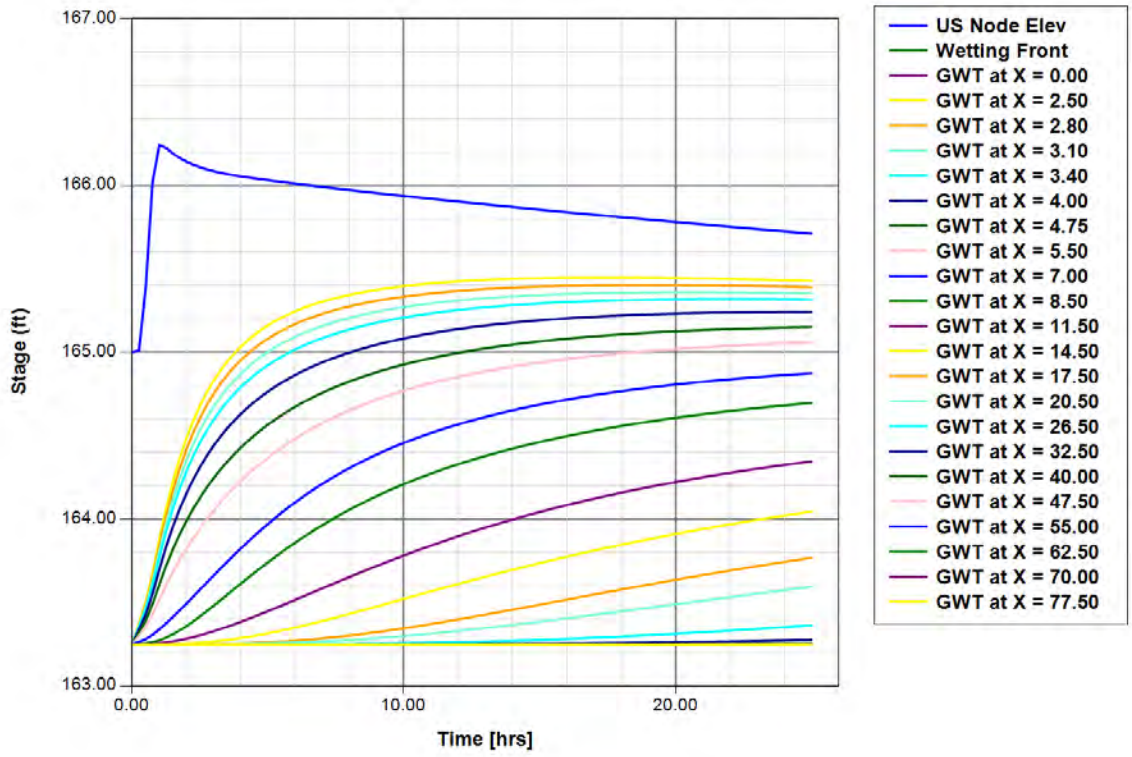
Perc Link: BSN1 Perk (Sim: 100yr-240hr) [BSN1 Perk]



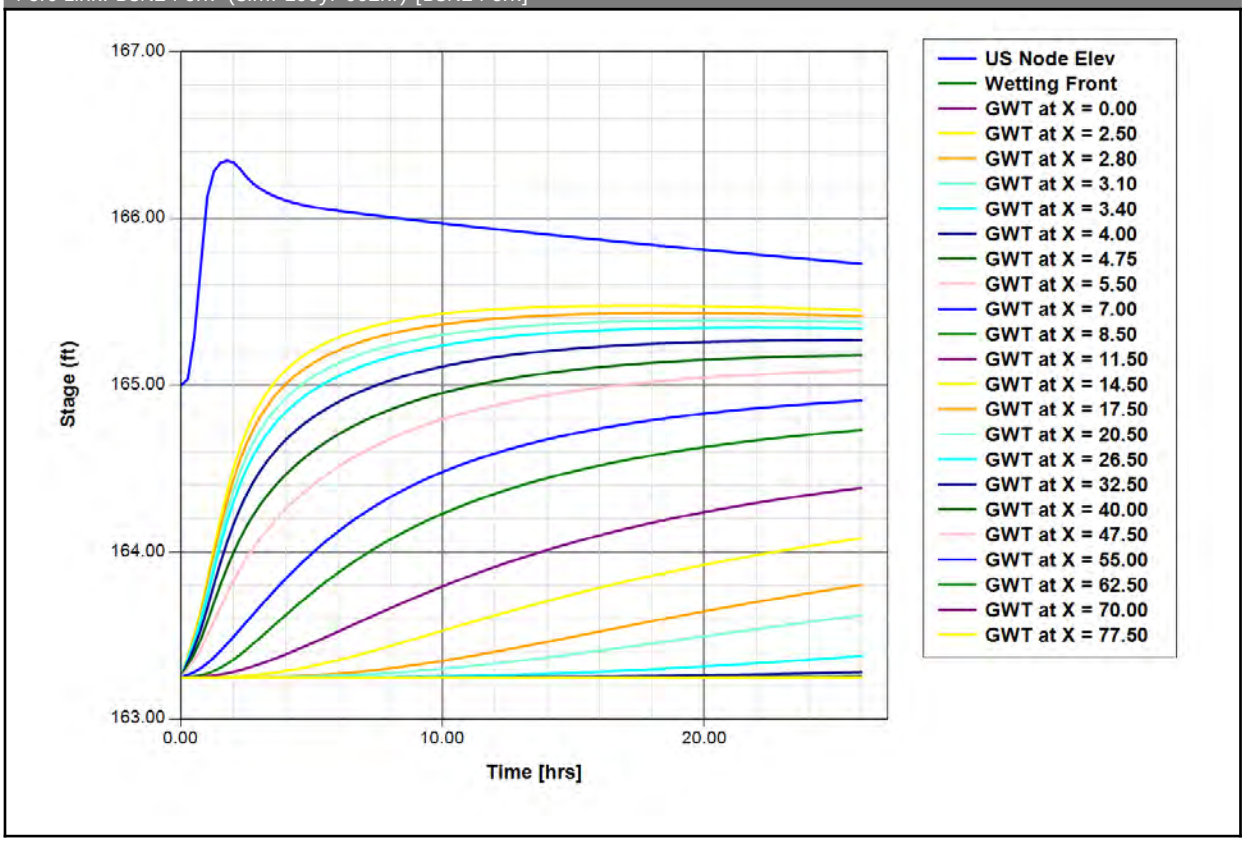
Perc Link: BSN1 Perk (Sim: WQTV) [BSN1 Perk]



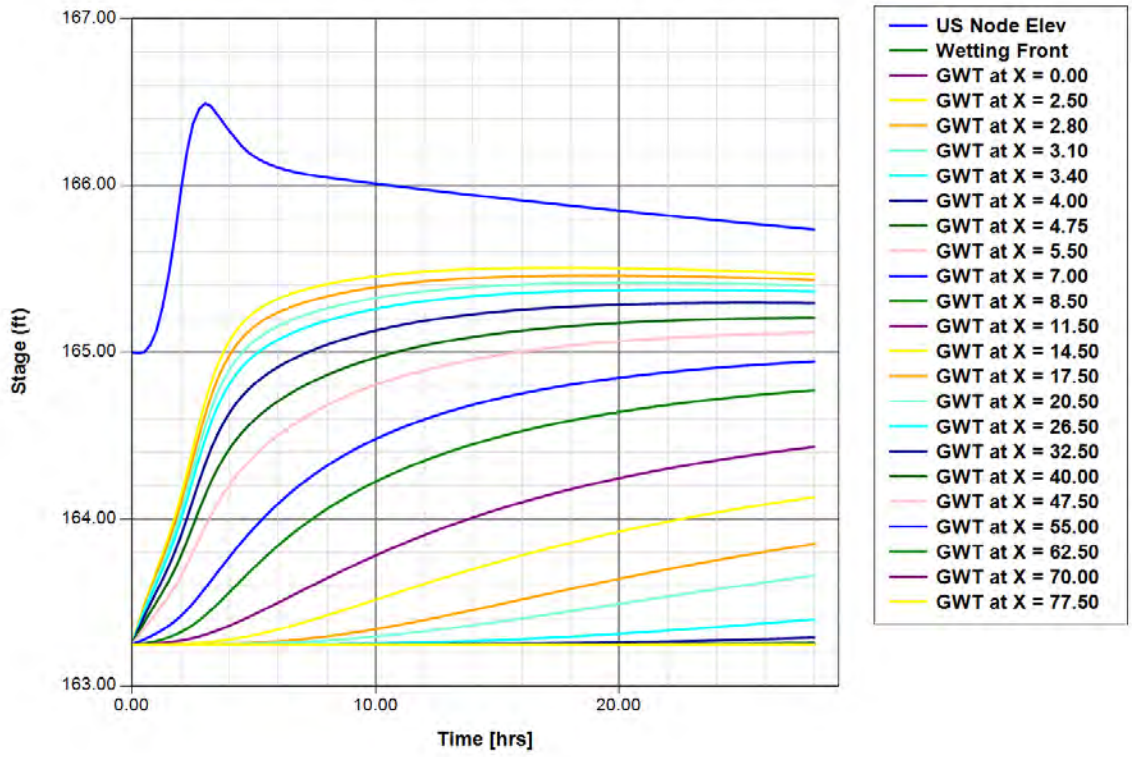
Perc Link: BSN2 Perk (Sim: 100yr-001hr) [BSN2 Perk]



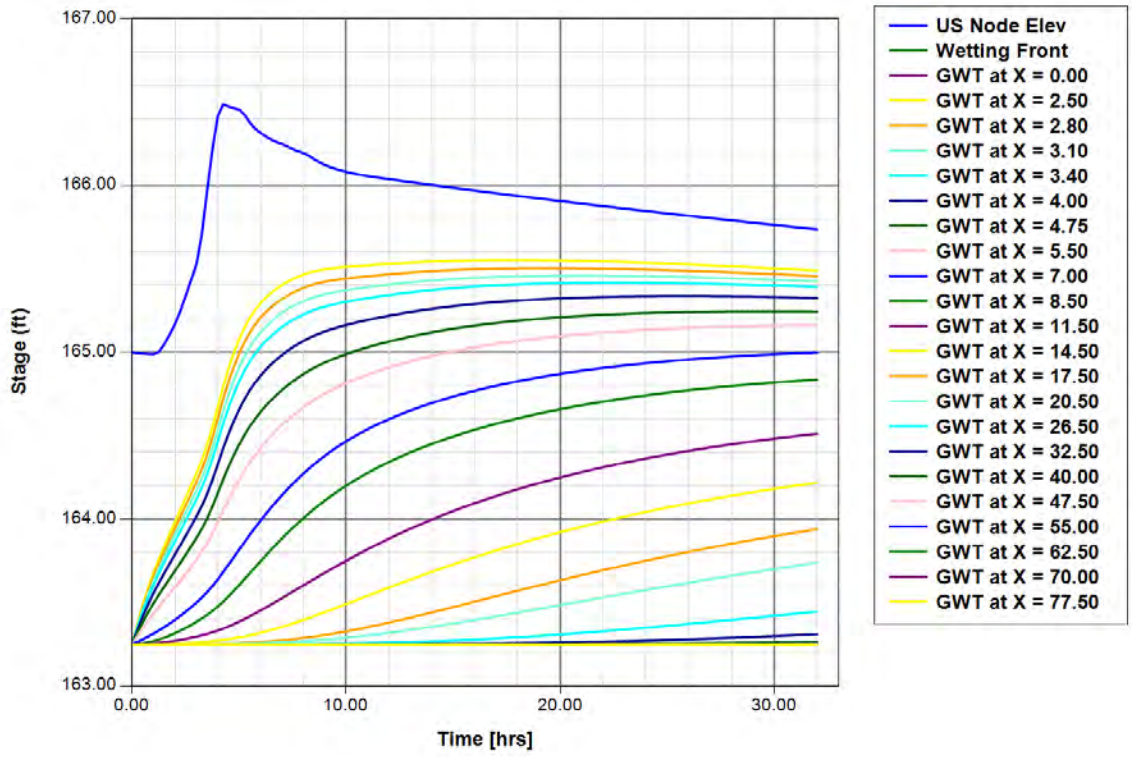
Perc Link: BSN2 Perk (Sim: 100yr-002hr) [BSN2 Perk]



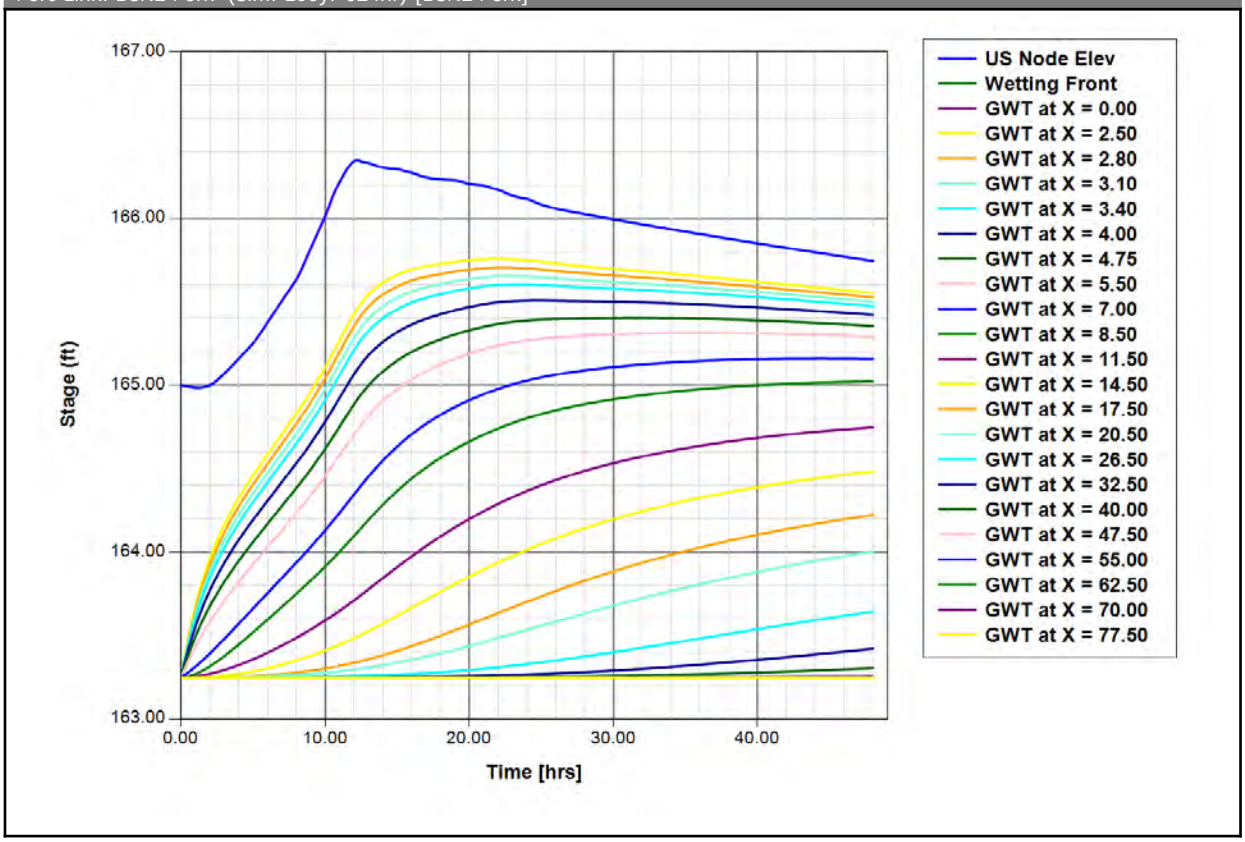
Perc Link: BSN2 Perk (Sim: 100yr-004hr) [BSN2 Perk]



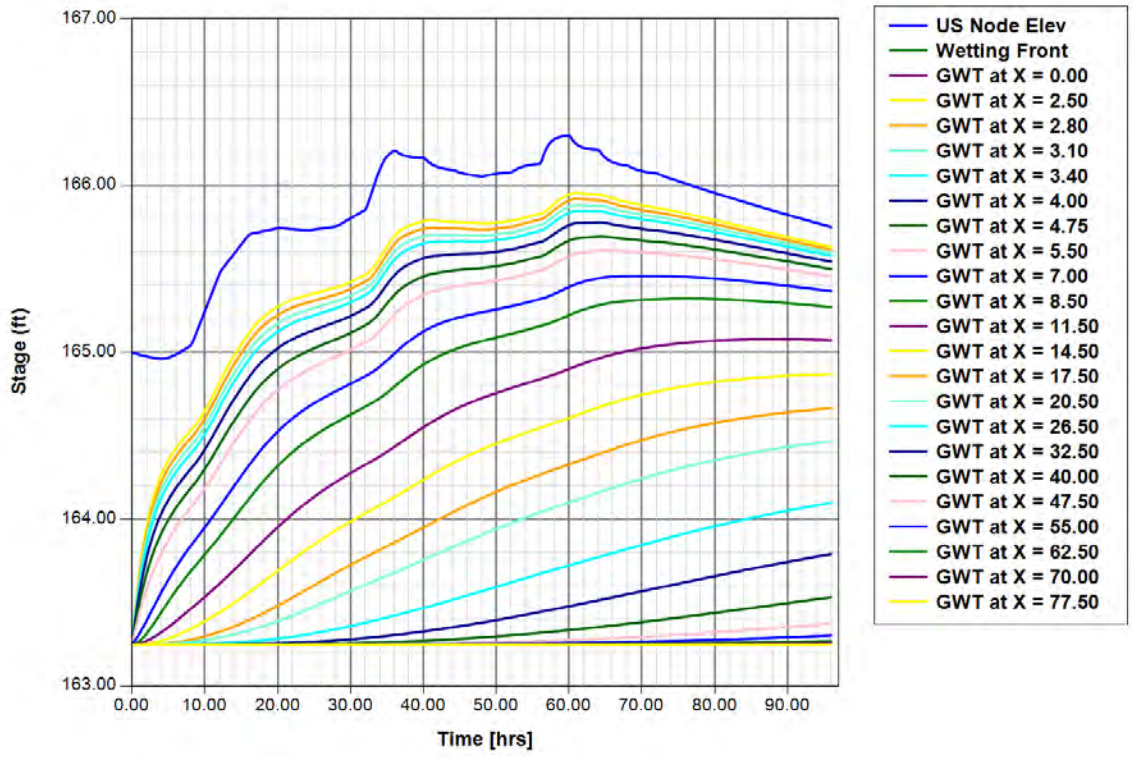
Perc Link: BSN2 Perk (Sim: 100yr-008hr) [BSN2 Perk]



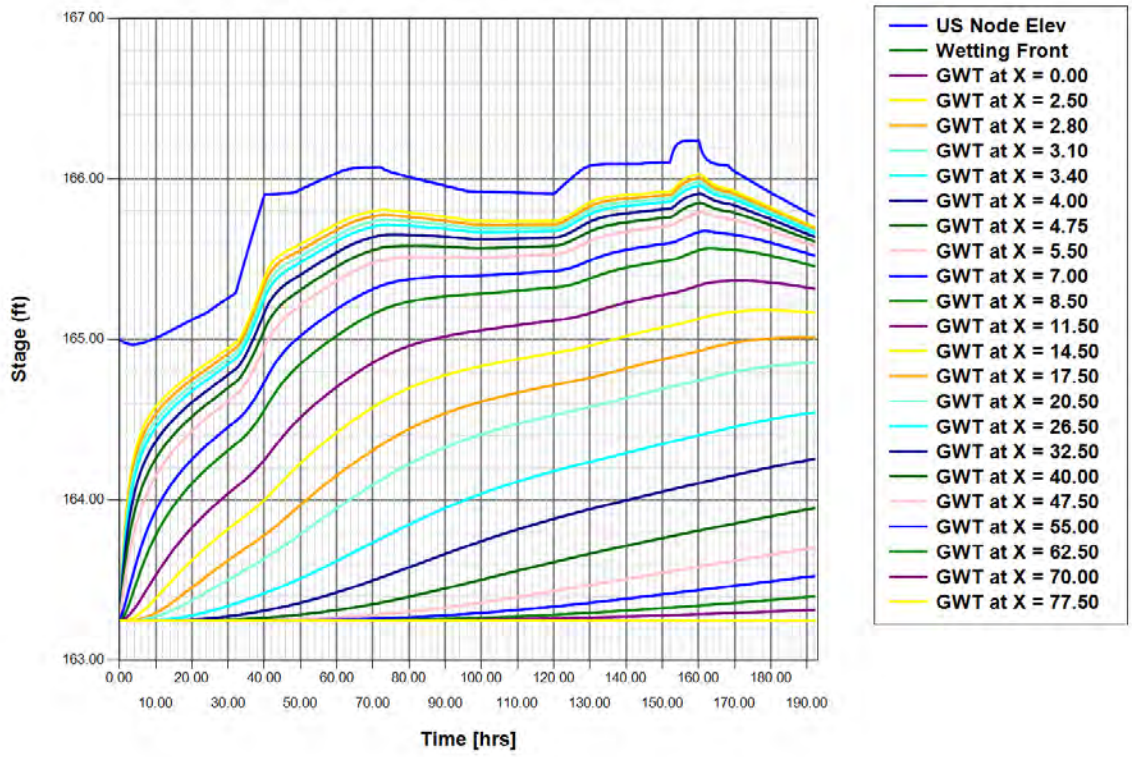
Perc Link: BSN2 Perk (Sim: 100yr-024hr) [BSN2 Perk]



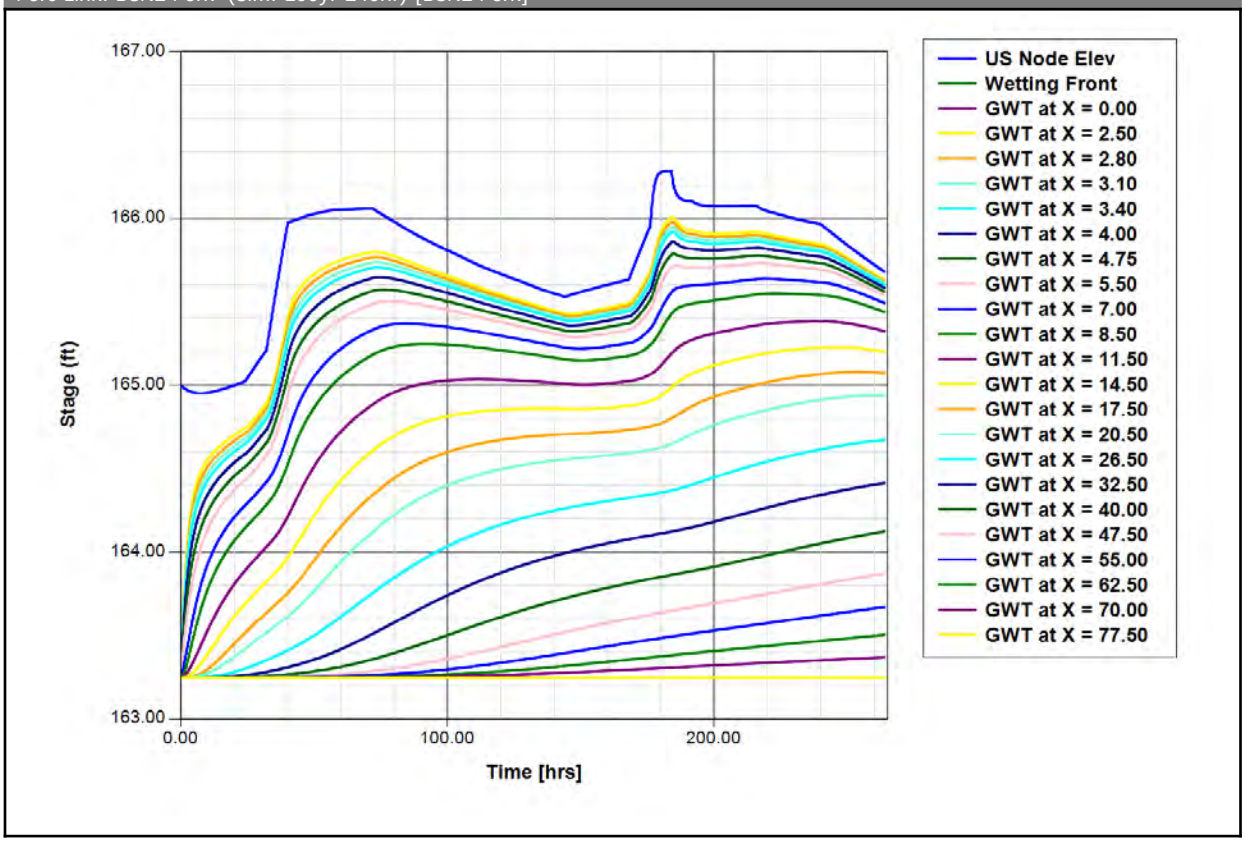
Perc Link: BSN2 Perk (Sim: 100yr-072hr) [BSN2 Perk]



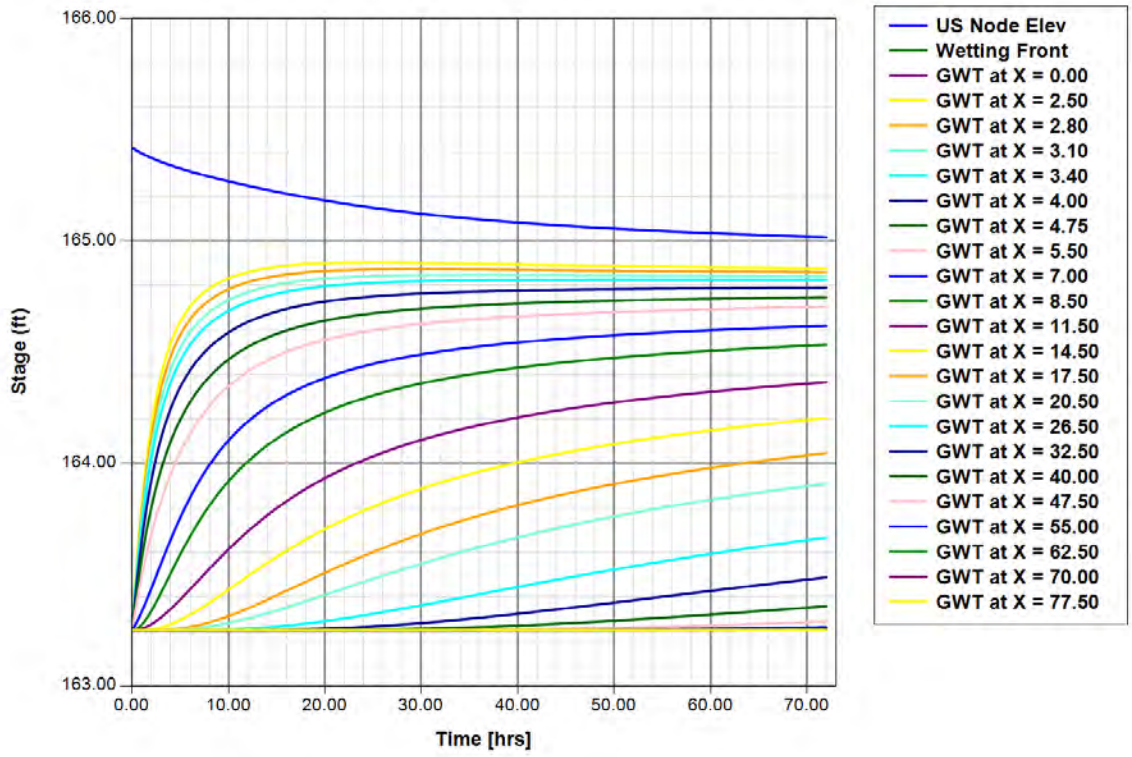
Perc Link: BSN2 Perk (Sim: 100yr-168hr) [BSN2 Perk]



Perc Link: BSN2 Perk (Sim: 100yr-240hr) [BSN2 Perk]



Perc Link: BSN2 Perk (Sim: WQTV) [BSN2 Perk]



Attachment H

WQTV Recovery Analysis

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	0.0000	165.09
Basin 1	0.2511	165.09
Basin 1	0.5050	165.09
Basin 1	0.7527	165.09
Basin 1	1.0027	165.08
Basin 1	1.2527	165.08
Basin 1	1.5027	165.08
Basin 1	1.7527	165.08
Basin 1	2.0027	165.08
Basin 1	2.2527	165.08
Basin 1	2.5027	165.08
Basin 1	2.7527	165.08
Basin 1	3.0027	165.08
Basin 1	3.2527	165.07
Basin 1	3.5027	165.07
Basin 1	3.7527	165.07
Basin 1	4.0027	165.07
Basin 1	4.2527	165.07
Basin 1	4.5027	165.07
Basin 1	4.7527	165.07
Basin 1	5.0027	165.07
Basin 1	5.2527	165.07
Basin 1	5.5027	165.07
Basin 1	5.7527	165.07
Basin 1	6.0027	165.06
Basin 1	6.2527	165.06
Basin 1	6.5027	165.06
Basin 1	6.7527	165.06
Basin 1	7.0027	165.06
Basin 1	7.2527	165.06
Basin 1	7.5027	165.06
Basin 1	7.7527	165.06
Basin 1	8.0027	165.06
Basin 1	8.2527	165.06
Basin 1	8.5027	165.06
Basin 1	8.7527	165.06
Basin 1	9.0027	165.06
Basin 1	9.2527	165.06
Basin 1	9.5027	165.06
Basin 1	9.7527	165.06
Basin 1	10.0027	165.05
Basin 1	10.2527	165.05

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	10.5027	165.05
Basin 1	10.7527	165.05
Basin 1	11.0027	165.05
Basin 1	11.2527	165.05
Basin 1	11.5027	165.05
Basin 1	11.7527	165.05
Basin 1	12.0027	165.05
Basin 1	12.2527	165.05
Basin 1	12.5027	165.05
Basin 1	12.7527	165.05
Basin 1	13.0027	165.05
Basin 1	13.2527	165.05
Basin 1	13.5027	165.05
Basin 1	13.7527	165.05
Basin 1	14.0027	165.05
Basin 1	14.2527	165.05
Basin 1	14.5027	165.05
Basin 1	14.7527	165.05
Basin 1	15.0027	165.05
Basin 1	15.2527	165.05
Basin 1	15.5027	165.04
Basin 1	15.7527	165.04
Basin 1	16.0027	165.04
Basin 1	16.2527	165.04
Basin 1	16.5027	165.04
Basin 1	16.7527	165.04
Basin 1	17.0027	165.04
Basin 1	17.2527	165.04
Basin 1	17.5027	165.04
Basin 1	17.7527	165.04
Basin 1	18.0027	165.04
Basin 1	18.2527	165.04
Basin 1	18.5027	165.04
Basin 1	18.7527	165.04
Basin 1	19.0027	165.04
Basin 1	19.2527	165.04
Basin 1	19.5027	165.04
Basin 1	19.7527	165.04
Basin 1	20.0027	165.04
Basin 1	20.2527	165.04
Basin 1	20.5027	165.04
Basin 1	20.7527	165.04

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	21.0027	165.04
Basin 1	21.2527	165.04
Basin 1	21.5027	165.04
Basin 1	21.7527	165.04
Basin 1	22.0027	165.04
Basin 1	22.2527	165.04
Basin 1	22.5027	165.04
Basin 1	22.7527	165.04
Basin 1	23.0027	165.04
Basin 1	23.2527	165.03
Basin 1	23.5027	165.03
Basin 1	23.7527	165.03
Basin 1	24.0027	165.03
Basin 1	24.2527	165.03
Basin 1	24.5027	165.03
Basin 1	24.7527	165.03
Basin 1	25.0027	165.03
Basin 1	25.2527	165.03
Basin 1	25.5027	165.03
Basin 1	25.7527	165.03
Basin 1	26.0027	165.03
Basin 1	26.2527	165.03
Basin 1	26.5027	165.03
Basin 1	26.7527	165.03
Basin 1	27.0027	165.03
Basin 1	27.2527	165.03
Basin 1	27.5027	165.03
Basin 1	27.7527	165.03
Basin 1	28.0027	165.03
Basin 1	28.2527	165.03
Basin 1	28.5027	165.03
Basin 1	28.7527	165.03
Basin 1	29.0027	165.03
Basin 1	29.2527	165.03
Basin 1	29.5027	165.03
Basin 1	29.7527	165.03
Basin 1	30.0027	165.03
Basin 1	30.2527	165.03
Basin 1	30.5027	165.03
Basin 1	30.7527	165.03
Basin 1	31.0027	165.03
Basin 1	31.2527	165.03

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	31.5027	165.03
Basin 1	31.7527	165.03
Basin 1	32.0027	165.03
Basin 1	32.2527	165.03
Basin 1	32.5027	165.03
Basin 1	32.7527	165.03
Basin 1	33.0027	165.03
Basin 1	33.2527	165.03
Basin 1	33.5027	165.03
Basin 1	33.7527	165.03
Basin 1	34.0027	165.03
Basin 1	34.2527	165.03
Basin 1	34.5027	165.03
Basin 1	34.7527	165.02
Basin 1	35.0027	165.02
Basin 1	35.2527	165.02
Basin 1	35.5027	165.02
Basin 1	35.7527	165.02
Basin 1	36.0027	165.02
Basin 1	36.2527	165.02
Basin 1	36.5027	165.02
Basin 1	36.7527	165.02
Basin 1	37.0027	165.02
Basin 1	37.2527	165.02
Basin 1	37.5027	165.02
Basin 1	37.7527	165.02
Basin 1	38.0027	165.02
Basin 1	38.2527	165.02
Basin 1	38.5027	165.02
Basin 1	38.7527	165.02
Basin 1	39.0027	165.02
Basin 1	39.2527	165.02
Basin 1	39.5027	165.02
Basin 1	39.7527	165.02
Basin 1	40.0027	165.02
Basin 1	40.2527	165.02
Basin 1	40.5027	165.02
Basin 1	40.7527	165.02
Basin 1	41.0027	165.02
Basin 1	41.2527	165.02
Basin 1	41.5027	165.02
Basin 1	41.7527	165.02

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	42.0027	165.02
Basin 1	42.2527	165.02
Basin 1	42.5027	165.02
Basin 1	42.7527	165.02
Basin 1	43.0027	165.02
Basin 1	43.2527	165.02
Basin 1	43.5027	165.02
Basin 1	43.7527	165.02
Basin 1	44.0027	165.02
Basin 1	44.2527	165.02
Basin 1	44.5027	165.02
Basin 1	44.7527	165.02
Basin 1	45.0027	165.02
Basin 1	45.2527	165.02
Basin 1	45.5027	165.02
Basin 1	45.7527	165.02
Basin 1	46.0027	165.02
Basin 1	46.2527	165.02
Basin 1	46.5027	165.02
Basin 1	46.7527	165.02
Basin 1	47.0027	165.02
Basin 1	47.2527	165.02
Basin 1	47.5027	165.02
Basin 1	47.7527	165.02
Basin 1	48.0027	165.02
Basin 1	48.2527	165.02
Basin 1	48.5027	165.02
Basin 1	48.7527	165.02
Basin 1	49.0027	165.02
Basin 1	49.2527	165.02
Basin 1	49.5027	165.02
Basin 1	49.7527	165.02
Basin 1	50.0027	165.02
Basin 1	50.2527	165.02
Basin 1	50.5027	165.02
Basin 1	50.7527	165.02
Basin 1	51.0027	165.02
Basin 1	51.2527	165.02
Basin 1	51.5027	165.02
Basin 1	51.7527	165.02
Basin 1	52.0027	165.02
Basin 1	52.2527	165.02

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	52.5027	165.02
Basin 1	52.7527	165.02
Basin 1	53.0027	165.02
Basin 1	53.2527	165.01
Basin 1	53.5027	165.01
Basin 1	53.7527	165.01
Basin 1	54.0027	165.01
Basin 1	54.2527	165.01
Basin 1	54.5027	165.01
Basin 1	54.7527	165.01
Basin 1	55.0027	165.01
Basin 1	55.2527	165.01
Basin 1	55.5027	165.01
Basin 1	55.7527	165.01
Basin 1	56.0027	165.01
Basin 1	56.2527	165.01
Basin 1	56.5027	165.01
Basin 1	56.7527	165.01
Basin 1	57.0027	165.01
Basin 1	57.2527	165.01
Basin 1	57.5027	165.01
Basin 1	57.7527	165.01
Basin 1	58.0027	165.01
Basin 1	58.2527	165.01
Basin 1	58.5027	165.01
Basin 1	58.7527	165.01
Basin 1	59.0027	165.01
Basin 1	59.2527	165.01
Basin 1	59.5027	165.01
Basin 1	59.7527	165.01
Basin 1	60.0027	165.01
Basin 1	60.2527	165.01
Basin 1	60.5027	165.01
Basin 1	60.7527	165.01
Basin 1	61.0027	165.01
Basin 1	61.2527	165.01
Basin 1	61.5027	165.01
Basin 1	61.7527	165.01
Basin 1	62.0027	165.01
Basin 1	62.2527	165.01
Basin 1	62.5027	165.01
Basin 1	62.7527	165.01

Node Name	Relative Time [hrs]	Stage [ft]
Basin 1	63.0027	165.01
Basin 1	63.2527	165.01
Basin 1	63.5027	165.01
Basin 1	63.7527	165.01
Basin 1	64.0027	165.01
Basin 1	64.2527	165.01
Basin 1	64.5027	165.01
Basin 1	64.7527	165.01
Basin 1	65.0027	165.01
Basin 1	65.2527	165.01
Basin 1	65.5027	165.01
Basin 1	65.7527	165.01
Basin 1	66.0027	165.01
Basin 1	66.2527	165.01
Basin 1	66.5027	165.01
Basin 1	66.7527	165.01
Basin 1	67.0027	165.01
Basin 1	67.2527	165.01
Basin 1	67.5027	165.01
Basin 1	67.7527	165.01
Basin 1	68.0027	165.01
Basin 1	68.2527	165.01
Basin 1	68.5027	165.01
Basin 1	68.7527	165.01
Basin 1	69.0027	165.01
Basin 1	69.2527	165.01
Basin 1	69.5027	165.01
Basin 1	69.7527	165.01
Basin 1	70.0027	165.01
Basin 1	70.2527	165.01
Basin 1	70.5027	165.01
Basin 1	70.7527	165.01
Basin 1	71.0027	165.01
Basin 1	71.2527	165.01
Basin 1	71.5027	165.01
Basin 1	71.7527	165.01
Basin 1	72.0027	165.01

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	0.0000	165.42
Basin 2	0.2511	165.41
Basin 2	0.5050	165.41
Basin 2	0.7527	165.40
Basin 2	1.0027	165.39
Basin 2	1.2527	165.39
Basin 2	1.5027	165.38
Basin 2	1.7527	165.38
Basin 2	2.0027	165.37
Basin 2	2.2527	165.37
Basin 2	2.5027	165.36
Basin 2	2.7527	165.36
Basin 2	3.0027	165.36
Basin 2	3.2527	165.35
Basin 2	3.5027	165.35
Basin 2	3.7527	165.34
Basin 2	4.0027	165.34
Basin 2	4.2527	165.34
Basin 2	4.5027	165.33
Basin 2	4.7527	165.33
Basin 2	5.0027	165.33
Basin 2	5.2527	165.32
Basin 2	5.5027	165.32
Basin 2	5.7527	165.32
Basin 2	6.0027	165.31
Basin 2	6.2527	165.31
Basin 2	6.5027	165.31
Basin 2	6.7527	165.30
Basin 2	7.0027	165.30
Basin 2	7.2527	165.30
Basin 2	7.5027	165.30
Basin 2	7.7527	165.29
Basin 2	8.0027	165.29
Basin 2	8.2527	165.29
Basin 2	8.5027	165.28
Basin 2	8.7527	165.28
Basin 2	9.0027	165.28
Basin 2	9.2527	165.28
Basin 2	9.5027	165.27
Basin 2	9.7527	165.27
Basin 2	10.0027	165.27
Basin 2	10.2527	165.27

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	10.5027	165.26
Basin 2	10.7527	165.26
Basin 2	11.0027	165.26
Basin 2	11.2527	165.26
Basin 2	11.5027	165.25
Basin 2	11.7527	165.25
Basin 2	12.0027	165.25
Basin 2	12.2527	165.25
Basin 2	12.5027	165.24
Basin 2	12.7527	165.24
Basin 2	13.0027	165.24
Basin 2	13.2527	165.24
Basin 2	13.5027	165.23
Basin 2	13.7527	165.23
Basin 2	14.0027	165.23
Basin 2	14.2527	165.23
Basin 2	14.5027	165.23
Basin 2	14.7527	165.22
Basin 2	15.0027	165.22
Basin 2	15.2527	165.22
Basin 2	15.5027	165.22
Basin 2	15.7527	165.22
Basin 2	16.0027	165.21
Basin 2	16.2527	165.21
Basin 2	16.5027	165.21
Basin 2	16.7527	165.21
Basin 2	17.0027	165.20
Basin 2	17.2527	165.20
Basin 2	17.5027	165.20
Basin 2	17.7527	165.20
Basin 2	18.0027	165.20
Basin 2	18.2527	165.20
Basin 2	18.5027	165.19
Basin 2	18.7527	165.19
Basin 2	19.0027	165.19
Basin 2	19.2527	165.19
Basin 2	19.5027	165.19
Basin 2	19.7527	165.18
Basin 2	20.0027	165.18
Basin 2	20.2527	165.18
Basin 2	20.5027	165.18
Basin 2	20.7527	165.18

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	21.0027	165.17
Basin 2	21.2527	165.17
Basin 2	21.5027	165.17
Basin 2	21.7527	165.17
Basin 2	22.0027	165.17
Basin 2	22.2527	165.17
Basin 2	22.5027	165.16
Basin 2	22.7527	165.16
Basin 2	23.0027	165.16
Basin 2	23.2527	165.16
Basin 2	23.5027	165.16
Basin 2	23.7527	165.16
Basin 2	24.0027	165.16
Basin 2	24.2527	165.15
Basin 2	24.5027	165.15
Basin 2	24.7527	165.15
Basin 2	25.0027	165.15
Basin 2	25.2527	165.15
Basin 2	25.5027	165.15
Basin 2	25.7527	165.14
Basin 2	26.0027	165.14
Basin 2	26.2527	165.14
Basin 2	26.5027	165.14
Basin 2	26.7527	165.14
Basin 2	27.0027	165.14
Basin 2	27.2527	165.14
Basin 2	27.5027	165.14
Basin 2	27.7527	165.13
Basin 2	28.0027	165.13
Basin 2	28.2527	165.13
Basin 2	28.5027	165.13
Basin 2	28.7527	165.13
Basin 2	29.0027	165.13
Basin 2	29.2527	165.13
Basin 2	29.5027	165.13
Basin 2	29.7527	165.12
Basin 2	30.0027	165.12
Basin 2	30.2527	165.12
Basin 2	30.5027	165.12
Basin 2	30.7527	165.12
Basin 2	31.0027	165.12
Basin 2	31.2527	165.12

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	31.5027	165.12
Basin 2	31.7527	165.11
Basin 2	32.0027	165.11
Basin 2	32.2527	165.11
Basin 2	32.5027	165.11
Basin 2	32.7527	165.11
Basin 2	33.0027	165.11
Basin 2	33.2527	165.11
Basin 2	33.5027	165.11
Basin 2	33.7527	165.11
Basin 2	34.0027	165.10
Basin 2	34.2527	165.10
Basin 2	34.5027	165.10
Basin 2	34.7527	165.10
Basin 2	35.0027	165.10
Basin 2	35.2527	165.10
Basin 2	35.5027	165.10
Basin 2	35.7527	165.10
Basin 2	36.0027	165.10
Basin 2	36.2527	165.10
Basin 2	36.5027	165.09
Basin 2	36.7527	165.09
Basin 2	37.0027	165.09
Basin 2	37.2527	165.09
Basin 2	37.5027	165.09
Basin 2	37.7527	165.09
Basin 2	38.0027	165.09
Basin 2	38.2527	165.09
Basin 2	38.5027	165.09
Basin 2	38.7527	165.09
Basin 2	39.0027	165.09
Basin 2	39.2527	165.09
Basin 2	39.5027	165.08
Basin 2	39.7527	165.08
Basin 2	40.0027	165.08
Basin 2	40.2527	165.08
Basin 2	40.5027	165.08
Basin 2	40.7527	165.08
Basin 2	41.0027	165.08
Basin 2	41.2527	165.08
Basin 2	41.5027	165.08
Basin 2	41.7527	165.08

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	42.0027	165.08
Basin 2	42.2527	165.08
Basin 2	42.5027	165.08
Basin 2	42.7527	165.07
Basin 2	43.0027	165.07
Basin 2	43.2527	165.07
Basin 2	43.5027	165.07
Basin 2	43.7527	165.07
Basin 2	44.0027	165.07
Basin 2	44.2527	165.07
Basin 2	44.5027	165.07
Basin 2	44.7527	165.07
Basin 2	45.0027	165.07
Basin 2	45.2527	165.07
Basin 2	45.5027	165.07
Basin 2	45.7527	165.07
Basin 2	46.0027	165.07
Basin 2	46.2527	165.06
Basin 2	46.5027	165.06
Basin 2	46.7527	165.06
Basin 2	47.0027	165.06
Basin 2	47.2527	165.06
Basin 2	47.5027	165.06
Basin 2	47.7527	165.06
Basin 2	48.0027	165.06
Basin 2	48.2527	165.06
Basin 2	48.5027	165.06
Basin 2	48.7527	165.06
Basin 2	49.0027	165.06
Basin 2	49.2527	165.06
Basin 2	49.5027	165.06
Basin 2	49.7527	165.06
Basin 2	50.0027	165.06
Basin 2	50.2527	165.06
Basin 2	50.5027	165.05
Basin 2	50.7527	165.05
Basin 2	51.0027	165.05
Basin 2	51.2527	165.05
Basin 2	51.5027	165.05
Basin 2	51.7527	165.05
Basin 2	52.0027	165.05
Basin 2	52.2527	165.05

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	52.5027	165.05
Basin 2	52.7527	165.05
Basin 2	53.0027	165.05
Basin 2	53.2527	165.05
Basin 2	53.5027	165.05
Basin 2	53.7527	165.05
Basin 2	54.0027	165.05
Basin 2	54.2527	165.05
Basin 2	54.5027	165.05
Basin 2	54.7527	165.05
Basin 2	55.0027	165.05
Basin 2	55.2527	165.04
Basin 2	55.5027	165.04
Basin 2	55.7527	165.04
Basin 2	56.0027	165.04
Basin 2	56.2527	165.04
Basin 2	56.5027	165.04
Basin 2	56.7527	165.04
Basin 2	57.0027	165.04
Basin 2	57.2527	165.04
Basin 2	57.5027	165.04
Basin 2	57.7527	165.04
Basin 2	58.0027	165.04
Basin 2	58.2527	165.04
Basin 2	58.5027	165.04
Basin 2	58.7527	165.04
Basin 2	59.0027	165.04
Basin 2	59.2527	165.04
Basin 2	59.5027	165.04
Basin 2	59.7527	165.04
Basin 2	60.0027	165.04
Basin 2	60.2527	165.04
Basin 2	60.5027	165.04
Basin 2	60.7527	165.03
Basin 2	61.0027	165.03
Basin 2	61.2527	165.03
Basin 2	61.5027	165.03
Basin 2	61.7527	165.03
Basin 2	62.0027	165.03
Basin 2	62.2527	165.03
Basin 2	62.5027	165.03
Basin 2	62.7527	165.03

Node Name	Relative Time [hrs]	Stage [ft]
Basin 2	63.0027	165.03
Basin 2	63.2527	165.03
Basin 2	63.5027	165.03
Basin 2	63.7527	165.03
Basin 2	64.0027	165.03
Basin 2	64.2527	165.03
Basin 2	64.5027	165.03
Basin 2	64.7527	165.03
Basin 2	65.0027	165.03
Basin 2	65.2527	165.03
Basin 2	65.5027	165.03
Basin 2	65.7527	165.03
Basin 2	66.0027	165.03
Basin 2	66.2527	165.03
Basin 2	66.5027	165.03
Basin 2	66.7527	165.02
Basin 2	67.0027	165.02
Basin 2	67.2527	165.02
Basin 2	67.5027	165.02
Basin 2	67.7527	165.02
Basin 2	68.0027	165.02
Basin 2	68.2527	165.02
Basin 2	68.5027	165.02
Basin 2	68.7527	165.02
Basin 2	69.0027	165.02
Basin 2	69.2527	165.02
Basin 2	69.5027	165.02
Basin 2	69.7527	165.02
Basin 2	70.0027	165.02
Basin 2	70.2527	165.02
Basin 2	70.5027	165.02
Basin 2	70.7527	165.02
Basin 2	71.0027	165.02
Basin 2	71.2527	165.02
Basin 2	71.5027	165.02
Basin 2	71.7527	165.02
Basin 2	72.0027	165.02

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	23,090	0.53	23,090	0	0.95
S-2	19,602	0.45	19,602	0	0.95
S-3	10,150	0.23	10,150	0	0.95
S-3A	9,975	0.23	9,975	0	0.95
S-4	MANHOLE				
S-5	MITERED END SECTION				
S-6	8,712	0.20	8,712	0	0.95
S-7	MITERED END SECTION				
S-8	MITERED END SECTION				
S-9	MITERED END SECTION				
S-10	OUTFALL STRUCTURE				
S-11	MITERED END SECTION				
S-12	OUTFALL STRUCTURE				
S-13	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-4	Manhole	166.50	Cir	4.00	4.00	15	Cir	162.78	15	Cir	162.79
2	S-3A	Grate	167.25	Rect	2.00	3.00	15	Cir	163.11	15	Cir	163.12
3	S-3	Grate	167.41	Rect	2.00	3.00	15	Cir	163.29	15	Cir	163.30
4	S-2	Grate	167.41	Rect	2.00	3.00	15	Cir	163.83	15	Cir	163.84
5	S-1	Grate	167.41	Rect	2.00	3.00	15	Cir	164.16			
6	S-6	Grate	166.23	Rect	2.00	3.00	15	Cir	162.88			

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-4 to S-5	8.15	15	Cir	33.019	162.25	162.78	1.605	163.37	163.90	0.71	163.90	End	Manhole
2	S3-A to S-4	8.17	15	Cir	30.387	162.79	163.11	1.053	163.90	164.23	0.39	164.23	1	Grate
3	S-3 to S-3A	6.88	15	Cir	20.791	163.12	163.29	0.818	164.23	164.34	n/a	164.34 j	2	Grate
4	S-2 to S-3	5.64	15	Cir	98.000	163.30	163.83	0.541	164.34	164.79	n/a	164.79 j	3	Grate
5	S-1 to S-2	3.12	15	Cir	98.000	163.84	164.16	0.327	164.79	164.92	0.25	165.17	4	Grate
6	S-6 to S-7	1.18	15	Cir	62.459	161.50	162.88	2.209	161.93	163.31	0.16	163.31	End	Grate

Project File: 2022.10.17 Proposed Storm.stm | Number of lines: 6 | Run Date: 11/28/2022

NOTES: Return period = 3 Yrs. ; 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: 11/28/2022
					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: 2022.10.17 Proposed
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	MH	0.010	33.019	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.13	0.08	5.96	1.37	0.00 8.15	166.50	163.90 164.03 162.78	163.37 163.50 162.25	0.53 0.53	15 15 Cir	1.61 1.61	7.02 8.67	8.15 10.64	S-4 to S-5
2	1	Grate	0.010	30.387	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.06	0.08	5.97	1.37	0.00 8.17	167.25	164.23 164.36 163.11	163.90 164.04 162.79	0.33 0.32	15 15 Cir	1.09 1.05	7.06 7.02	8.17 8.61	S3-A to S-4
3	2	Grate	0.010	20.791	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.00	0.06	5.99	1.15	0.00 6.88	167.41	164.34 164.54 163.29	164.23 164.37 163.12	0.11 0.17	15 15 Cir	0.53 0.82	6.11 6.19	6.88 7.59	S-3 to S-3A
4	3	Grate	0.010	98.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.64	0.35	6.06	0.93	0.00 5.64	167.41	164.79 165.08 163.83	164.34 164.55 163.30	0.45 0.53	15 15 Cir	0.46 0.54	5.37 5.03	5.64 6.17	S-2 to S-3
5	4	Grate	0.010	98.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	0.64	6.20	0.50	0.00 3.12	167.41	164.92 165.41 164.16	164.79 165.09 163.84	0.13 0.32	15 15 Cir	0.13 0.33	3.57 3.91	3.12 4.80	S-1 to S-2
6	End	Grate	0.010	62.459	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	1.08	6.20	0.19	0.00 1.18	166.23	163.31 164.13 162.88	161.93 162.75 161.50	1.38 1.38	15 15 Cir	2.21 2.21	3.18 10.17	1.18 12.48	S-6 to S-7

NOTES: Intensity = 39.96 / (Inlet time + 7.70) ^ 0.65 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2022.10.17 Proposed Storm.stm

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: Phone Number:
Company Name: Email Address:
Company Address:

Registered Professional Name: Phone Number:
Company Name: Email Address:
Company Address:

Part 2. Project Location Information

Project Name: Tax Parcel:
Project Location (Unincorporated Alachua County or Municipality):

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:
Waterbody ID Number (WBID#):

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:

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: Date:

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: Date:

Florida Registration Number:

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	Tidewater Properties, LLC
File No:	0427801001EG
File Name:	DURATION BUILDERS
Site Address:	NW 59th Terrace Gainesville FL - 32653
County:	Alachua
Latitude:	29° 45' 42.9959"
Longitude:	-82° 24' 27.2938"
Total Project Area:	
Total Impervious Surface Area:	
Approximate Date of Commencement of Construction:	
Registered Florida Professional:	CLAUDIA VEGA
License No.:	51532
Company:	eda consultants, inc.

Date: October 27, 2022

Ashley Scannella certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Drainage Design Note
Civil Plan Set
Survey

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, CLAUDIA VEGA, License No. 51532, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

consultants inc.

Worksheet for Trip Generation

Project Name : Duration Builders NW 59th Terr & US 441
Customer / Builder Name : Tidewater Properties LLC
Property Address : N/A

PROPOSED

PROPOSED: 28,750 S.F. of Mini Storage Warehouse
ITE LAND USE: 151 Mini-Warehouse
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 109-112

28.8 1000 S. F.

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.09	28.8	2.59	59%	41%	1.53	1.06
PM	0.15	28.8	4.32	47%	53%	2.03	2.29
AVG	1.45	28.8	41.76	50%	50%	20.88	20.88

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

Project: Duration Builders

Fixture Type: PL

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

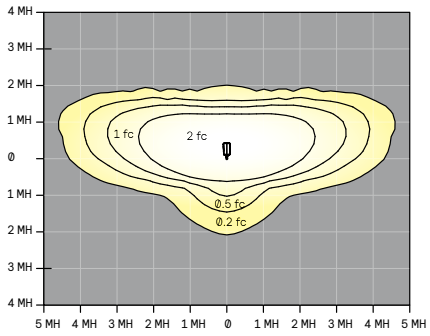
Predicted Lumen Depreciation Data

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

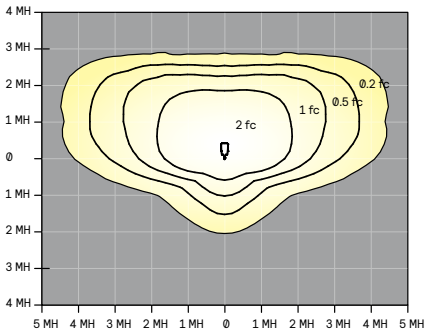
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



Type 2



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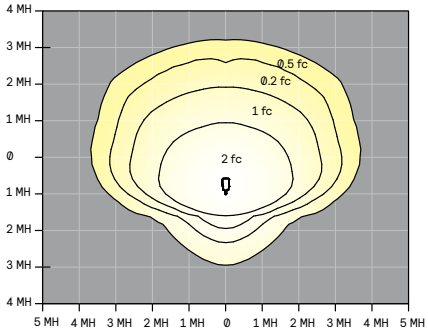

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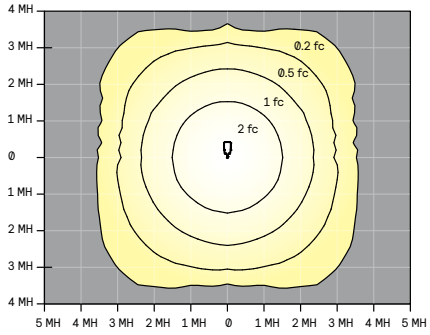
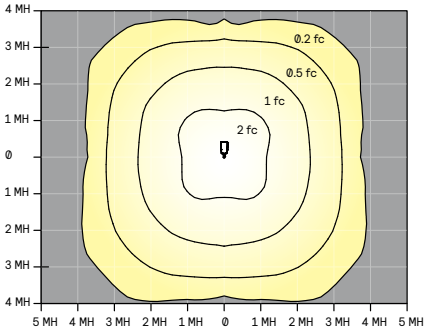
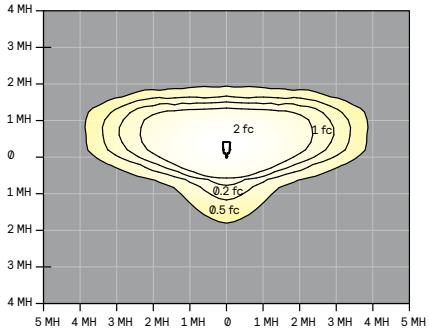


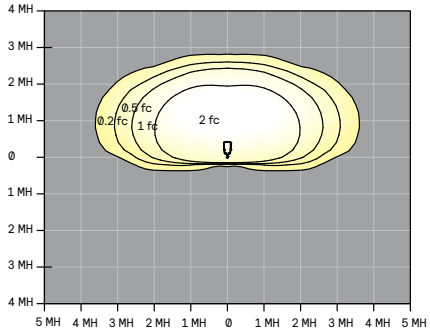
Type 5



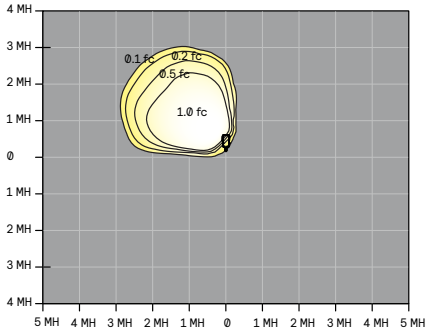
Type 5W



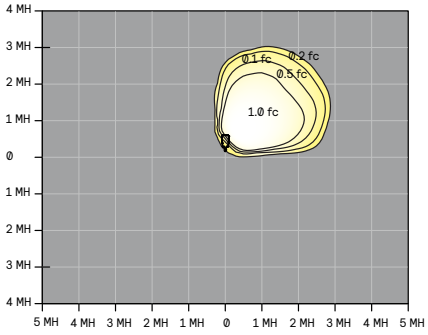
AFR



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			

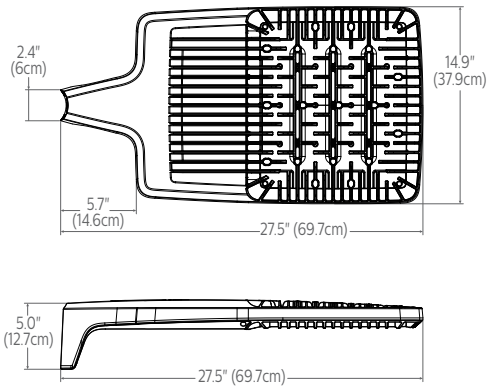
ECF-S EcoForm small

Area luminaire

Dimensions

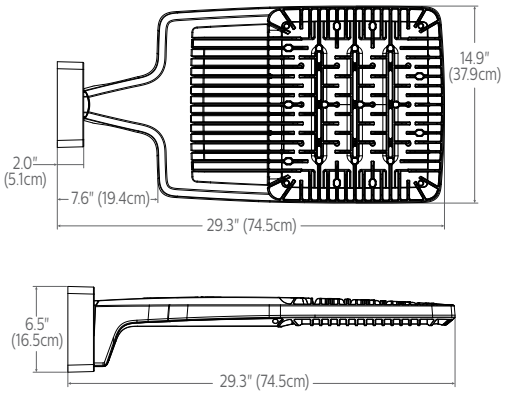
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



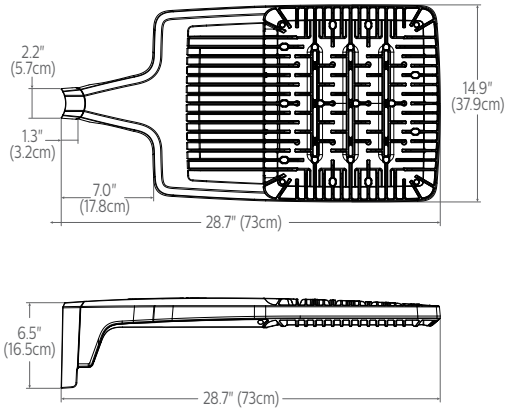
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



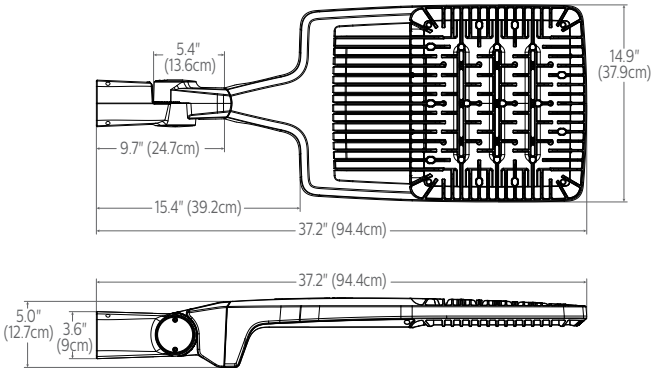
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

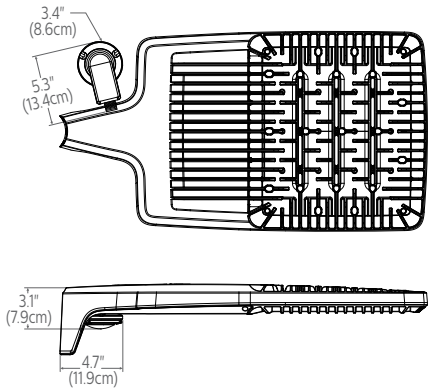


Slip fitter (**SF**)

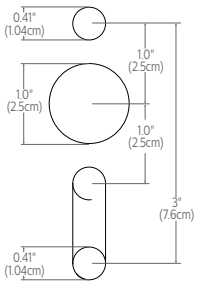
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



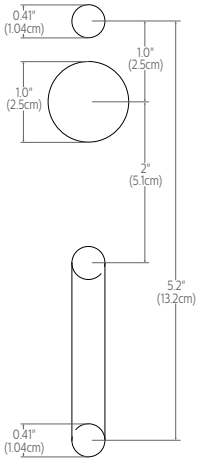
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



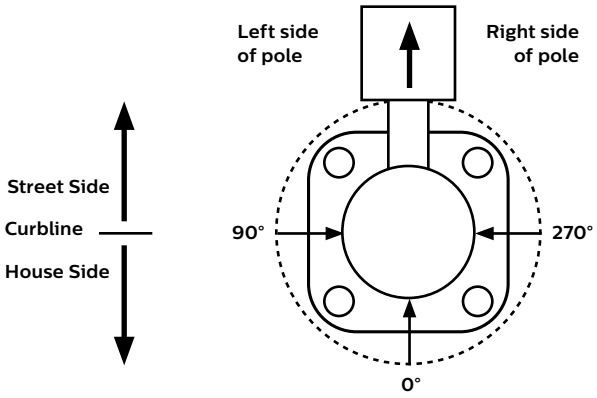
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

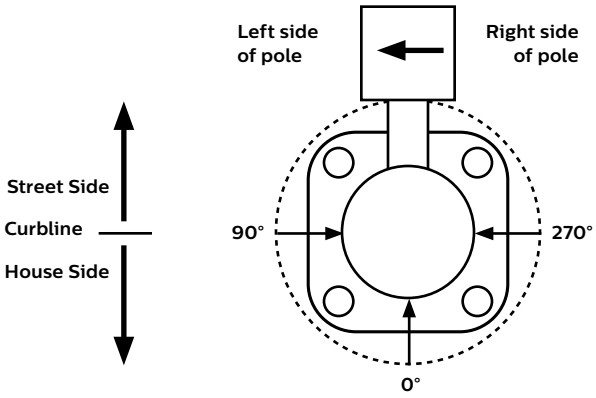
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

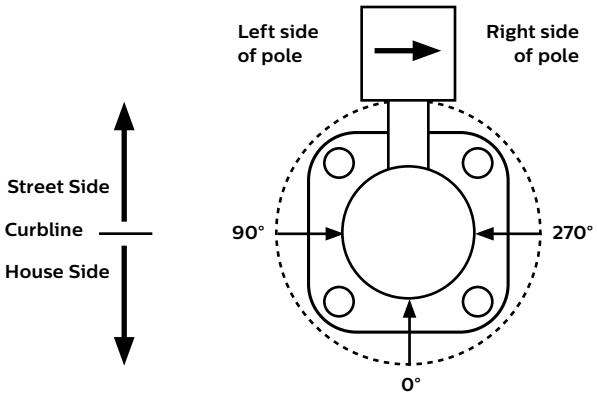
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

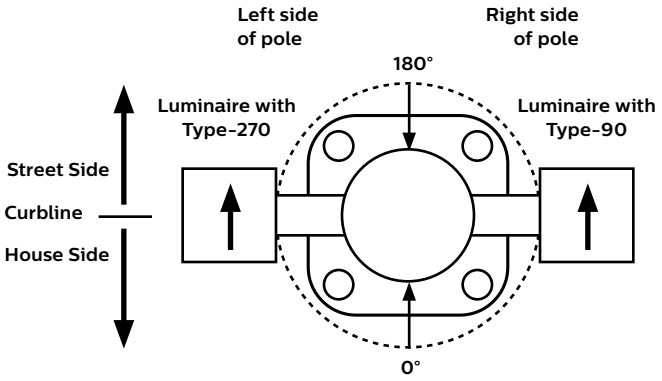
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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.

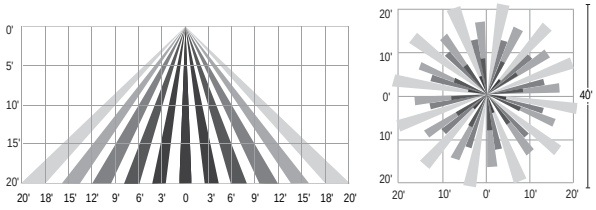
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output 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.

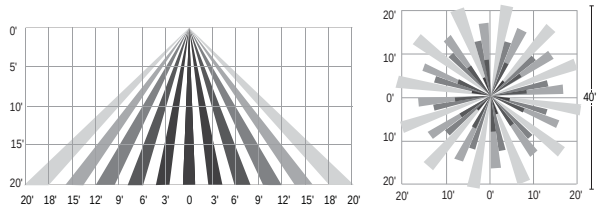
ECF-S EcoForm small

Area luminaire

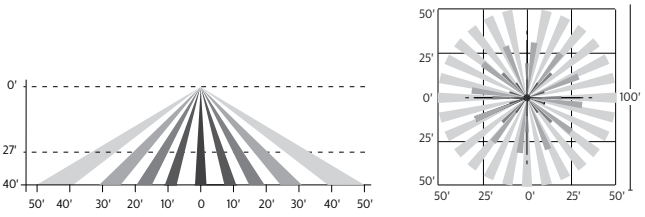
Specifications

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: Duration Builders Fixture Type: W

Stonco by signify

LytePro

LPW7 small wall sconce

Stonco LytePro LED small wall sconce LPW7 features outstanding value in a compact, architectural design, and combines energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: LPW7-10-NW-G3-2-120-PCB-BZ

					Options		
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**
LPW7	10		2				
LPW7 LytePro 7 LED small wall sconce	**10** 10W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	**2** Type 2	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**BAC**[3] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW7-G3-8-BZ	LPW7, 250mA, 4000K, 120-277V, Bronze textured paint	6	622252813858
LPW7-G3-8-DGY	LPW7, 250mA, 4000K, 120-277V, Dark gray textured paint	6	622252813841

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage.

[2] Other colors available upon request as made-to-order

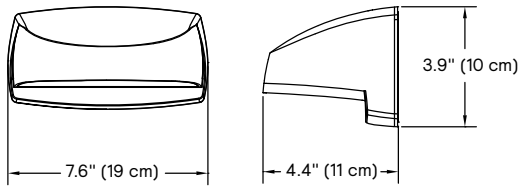
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) 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.

[4] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW7 LytePro

LED small wall sconce

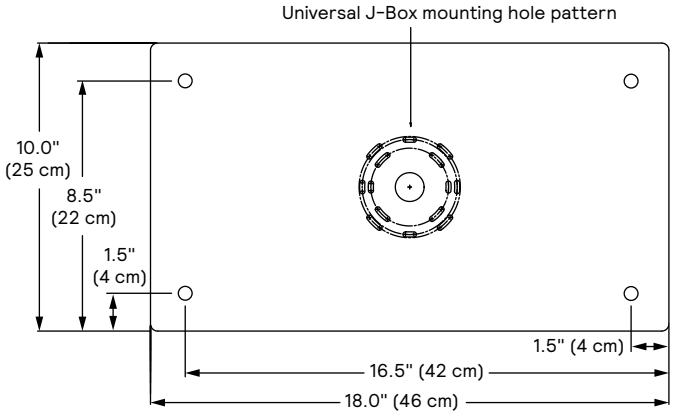
Dimensions



Luminaire weight: 4 lbs (1.8 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2		
					Lumen Output	BUG Rating	Efficacy (LPW)
LPW-7-10-NW-G3-2	18	250	4000	9.7	1050	B1-U0-G0	108
LPW-7-10-WW-G3-2	18	250	3000	9.7	1051	B1-U0-G0	108

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

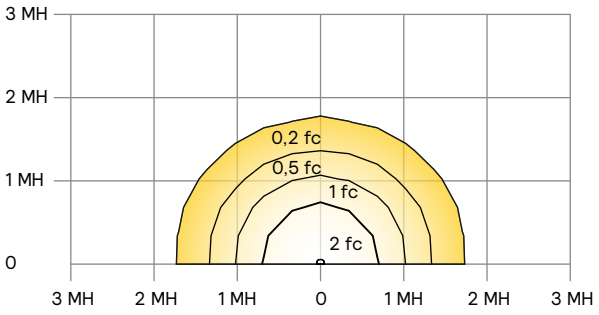
Predicted lumen depreciation data

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	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>60,000 hours	>92%

Optical distribution

Based on LPW7-10-NW-G3-2 at 10' mounting height



LPW7 10' mounting height			
Mounting height	6 ft	8 ft	10 ft
Multiplier	1.23	1.14	1.00

LPW7 LytePro

LED small wall sconce

General Description

LytePro LED small wall sconce LPW7 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW7 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes (mounted horizontally) or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated with a frosted acrylic lens sealed with silicone.

LED Board and Array

Provides up to 108 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 130K, minimum 70 CRI.

Electrical

Driver efficiency (>89% standard). 120-277V. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. RoHS compliant.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW7 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

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200 Franklin Square Drive,
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Signify Canada Ltd.
281 Hillmount Road,
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Telephone 800-668-9008

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NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, July 26, 2022

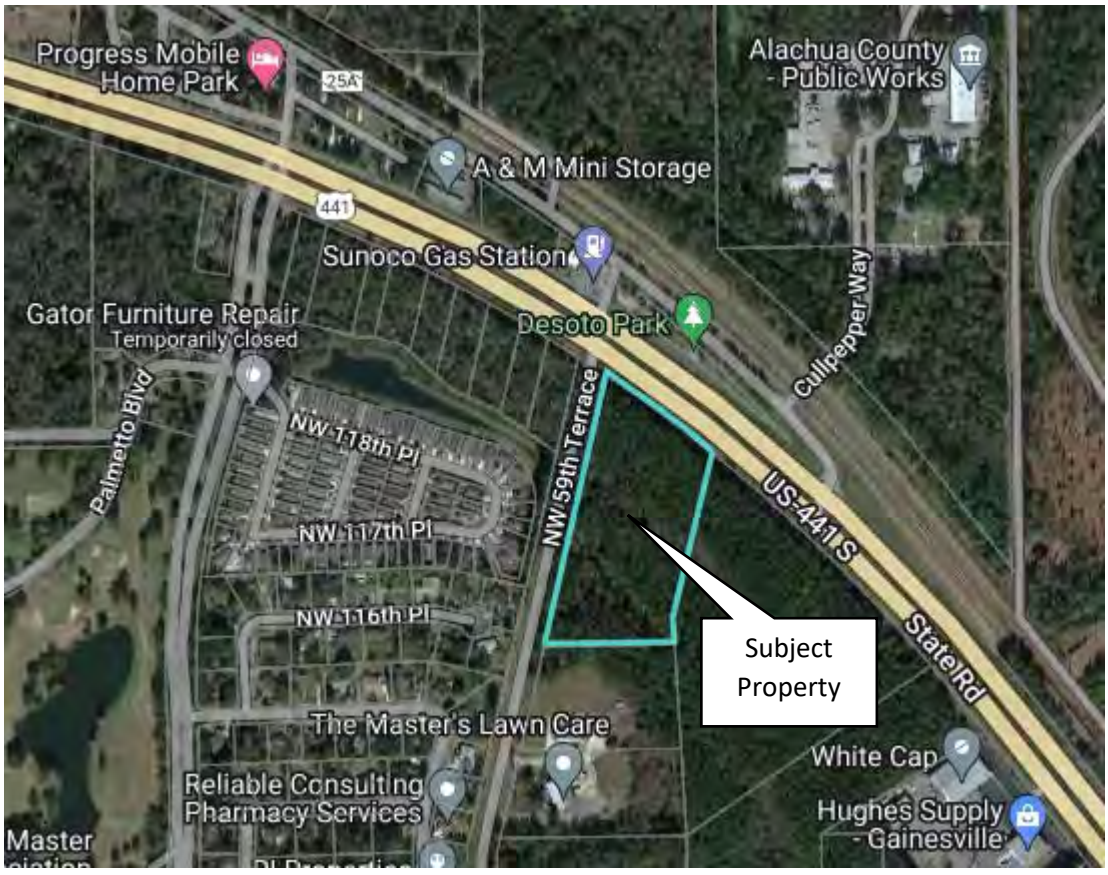
Time: 5:30 p.m.

Place: Alachua Branch Library Meeting Room
14913 NW 140th St, Alachua, FL 32615

A neighborhood workshop will be held to discuss a Development Plan for a proposed self-storage facility and office building with associated site improvements located at the southeast corner of the intersection of NW 59th Terrace & US 441 on tax parcel number 05885-010-007. 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



05917-052-000
HOLMES WANDA T LIFE ESTATE
11415 NW 60TH TER
ALACHUA, FL 32615

05885-010-008
THOMPSON PROPERTY 11417 LLC
11417 NW 59TH TER
GAINESVILLE, FL 32653

05917-051-000
BASNA DAVID & NIHAN T
11425 NW 60TH TER
ALACHUA, FL 32615

05900-040-089
JONES ANTHONY K II & DOUX B
11774 NW 60TH DR
ALACHUA, FL 32615

05900-040-020
BRALLEY SANDAR
11781 NW 60TH DR
ALACHUA, FL 32615

05900-040-022
HENRY CHERYL S LIFE ESTATE
241 TURKEY CREEK
ALACHUA, FL 32615

05900-040-088
POLLAS & LORENZO-POLLAS W/H
245 TURKEY CREEK
ALACHUA, FL 32615

05885-010-006
MAGNOLIA PARK-GAINESVILLE LLC
2627 NW 43RD ST STE 300
GAINESVILLE, FL 32606

05900-040-019
BARRIENTOS & BELN W/H
350 TURKEY CREEK
ALACHUA, FL 32615

05900-040-025
ELSBERRY JASON S & ANA C
357 TURKEY CREEK
ALACHUA, FL 32615

05886-000-000
LAND O'SUN MANAGEMENT CORP
3715 NW 97TH BLVD # A
GAINESVILLE, FL 32606-5066

05900-040-016
SOWELL KUTONYA L
378 TURKEY CREEK
ALACHUA, FL 32615

05900-040-021
ASSAD & GREGOIRE & GREGOIRE
396 TURKEY CREEK
GAINESVILLE, FL 32615

05900-040-000
TURKEY CREEK MASTER OWNERS
AS
4400 NW 36TH AVE
GAINESVILLE, FL 32606

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4422

05900-040-015
GEDNEY EVA M TRUSTEE
510 TURKEY CREEK
ALACHUA, FL 32615

05885-010-007
TIDEWATER PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

05886-002-000
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

05900-040-026
HANUS MARK A & MELISSA M
592 TURKEY CREEK
ALACHUA, FL 32615

05917-038-000
KELLER ROBERT P
6001 NW 116TH PL
ALACHUA, FL 32615-7452

05917-037-000
HOOBLER JONATHAN M
6002 NW 116TH PL
ALACHUA, FL 32615

05917-036-000
ARMITAGE JOHN M & TERRI L
6008 NW 116TH PL
ALACHUA, FL 32615

05917-050-000
RIOS & TUCK W/H
6010 NW 115TH PL
ALACHUA, FL 32615

05917-039-000
STANLEY A L & LINDA
6011 NW 116TH PL
ALACHUA, FL 32615-7452

05917-035-000
YATSKO PAUL N
6018 NW 116TH PL
ALACHUA, FL 32615

05917-049-000
RUFFINI MICHELLE E
6020 NW 115TH PL
ALACHUA, FL 32615-7430

05917-040-000
WILLIAMS RODDEY E
6021 NW 116TH PL
ALACHUA, FL 32615

05900-004-001
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-018
DAVE MILAN N & NIMISHA M
812 TURKEY CREEK
ALACHUA, FL 32615

05900-040-027
FORD JERMAINE L & MELISSA G
828 TURKEY CREEK
ALACHUA, FL 32615

05900-040-028
MCMAHON & WHITTLE W/H
837 TURKEY CREEK
ALACHUA, FL 32615

05900-040-017
SHALLIS PATRICK & THERESA
840 TURKEY CREEK
ALACHUA, FL 32615

05900-040-024
GREENHAW ANDREW BURKE &
LAURA LEE
851 TURKREY CREEK
ALACHUA, FL 32615

05900-040-023
BOYD JENNIFER L
861 TURKEY CREEK
ALACHUA, FL 32615

05900-040-087
COKER & TOON
887 TURKEY CREEK
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
12 JUL 2022
FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 32601
02 7H
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05900-040-089
JONES ANTHONY K II & DOUX B
11774 NW 60TH DR
ALACHUA, FL 32615

32615-749274
32601>1212

NIXIE 322 DE 1 0007/19/22
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
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eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
12 JUL 2022 PM 3

FIRST-CLASS

US POSTAGE PITNEY BOWES
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ALACHUA, FL 32615

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32601>1212

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eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
12 JUL 2022 PM 3

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32601
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JUL 12 2022

05900-004-001
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

32615-930832
32601>1212

NIXIE 322 DE 1 7207/20/22
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UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1638-09243-12-42

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Public Notice – Neighborhood Workshop - Duration**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **July 7, 2022.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **7th day of July 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Development Plan for a proposed self-storage facility and office building with associated site improvements located at the southeast corner of the intersection of NW 59th Terrace & US 441 on tax parcel number 05885-010-007. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:30 pm on Tuesday, July 26, 2022 in the meeting room of the Alachua Branch Library at 14913 NW 140th St, Alachua, FL 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 **E-mail:** sreyes@edafl.com

(Published: Alachua County Today - July 7, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Site Plan & Special Exception

Date & Time: July 26, 2022, 5:30 pm

Location: Alachua Branch Library
14913 NW 140th St, Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Kelle Moore	5562 NW 93rd Ave	3523468415	Bunnyandkelle@cox.net
Antoinette Endelicato	" "	352-246-3774	" "
Karen Arrington			
Bob Keller	6001 NW 116th Pl	3864627842	RKeller480@gmail.com

Neighborhood Meeting Minutes

Project: Duration Builders – Site Plan

Meeting Date & Time: July 26, 2022, 5:30PM
Alachua Public Library Meeting Room

Community Participants: 4 participants in total
(See sign-in sheet)

Project Representatives: Stephanie Sutton, eda
Claudia Vega, eda

Meeting Minutes:

Stephanie Sutton showed some boards with maps of the project area and proposed development od self-storage buildings and a contractor's office. The land developed will be on one side of the creek dividing the property and the land in the middle of the property is wetlands and won't be developed. These buildings are proposed on the side of the property along 59th Terrace, closer to the Master Lawn Care Property.

Q: Where is this in relation to the lawn care business?
A: The property is adjacent to the property owned by the lawn care business, but there is some vacant area between that building and the proposed development.

Q: What will buildings look like?
A: Likely standard metal buildings – basic elevations will be included in the city submittal

Q: Will there be a fence?
A: Yes- there will be a gate/fence around the project.

Q: Where are the wetlands?
A: Along the middle of the property where the creek is located. The area was shown on the survey of the property to be the area where the elevations fall to the creek and where the wetland line is. The wetland area and buffers will all remain undeveloped and be protected as required.

Q: How much of the property will be developed?
A: The project area is about 2.8 acres, wetlands are approximately 2 acres, and there will be approximately 2 acres along US 441 that won't be developed at this time. This project will process a lot split application to divide the land for the project area.

Q: Why do they need stormwater?
A: A stormwater system is required to pre-treat the water and meet regulatory/permitting requirements.

Q: What can be done to buffer the project? Will trees along the roadway remain?
A: Yes- many of the trees along 59th Terrace should be able to remain. The portion of the property where the basin is shown will be cleared to be graded, but the basin will be required to be landscaped.

Q: Do you know the traffic?
A: We have not calculated the trip generation yet, but self-storage is usually not a large traffic generator. Trips are spread out and more likely to be in off hours/weekends than during peak weekday times.

C: We have concerns about more traffic and the quality of the road- there are already potholes. Will there be any road improvements? 93rd is only chipsealed and is not maintained well from the city/county.
A: No significant roadway improvements are expected with this project. We expect most traffic to come and go from US 441 and not travel further south on 59th Terrace

Q: What is the zoning of this parcel?
A: This parcel is zoned commercial and these uses are allowed by right. The lawn care business parcel is zoned Agricultural.

Q: Can you share plans with us?
A: we can share plans once they are submitted to the city – expecting to submit at the end of August.

Q: Can you consider keeping lighting to a minimum and using proximity or infrared sensors for lighting at night? (Neighbor uses telescope and is interested in astronomy)
A: We will pass that along to the developer and the electrical engineer/photometric designer as a concern.

Q: Will there be a sign for the business?
A: Probably will have a sign- may be out closer to US 441 since the parcel extends there. Sign will be permitted under a separate process.

LEGAL DESCRIPTION

For: a portion of Tax Parcel 05885-010-007
Duration Builders/Tidewater Properties LLC

PARCEL A

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET; THENCE SOUTH 52°33'28" EAST, 78.29 FEET; THENCE SOUTH 36°15'55" EAST, 38.65 FEET; THENCE SOUTH 45°31'31" EAST, 53.17 FEET; THENCE SOUTH 39°43'51" EAST, 40.23 FEET; THENCE SOUTH 49°49'48" EAST, 33.16 FEET; THENCE SOUTH 58°44'50" EAST, 44.86 FEET; THENCE SOUTH 55°32'51" EAST, 64.10 FEET; THENCE SOUTH 48°05'32" EAST, 38.74 FEET; THENCE SOUTH 50°55'45" EAST, 35.24 FEET; THENCE NORTH 54°48'46" EAST, 55.75 FEET; THENCE SOUTH 13°00'19" WEST, 398.79 FEET; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.48 ACRES (238,704 SQUARE FEET), MORE OR LESS.

June 3, 2022

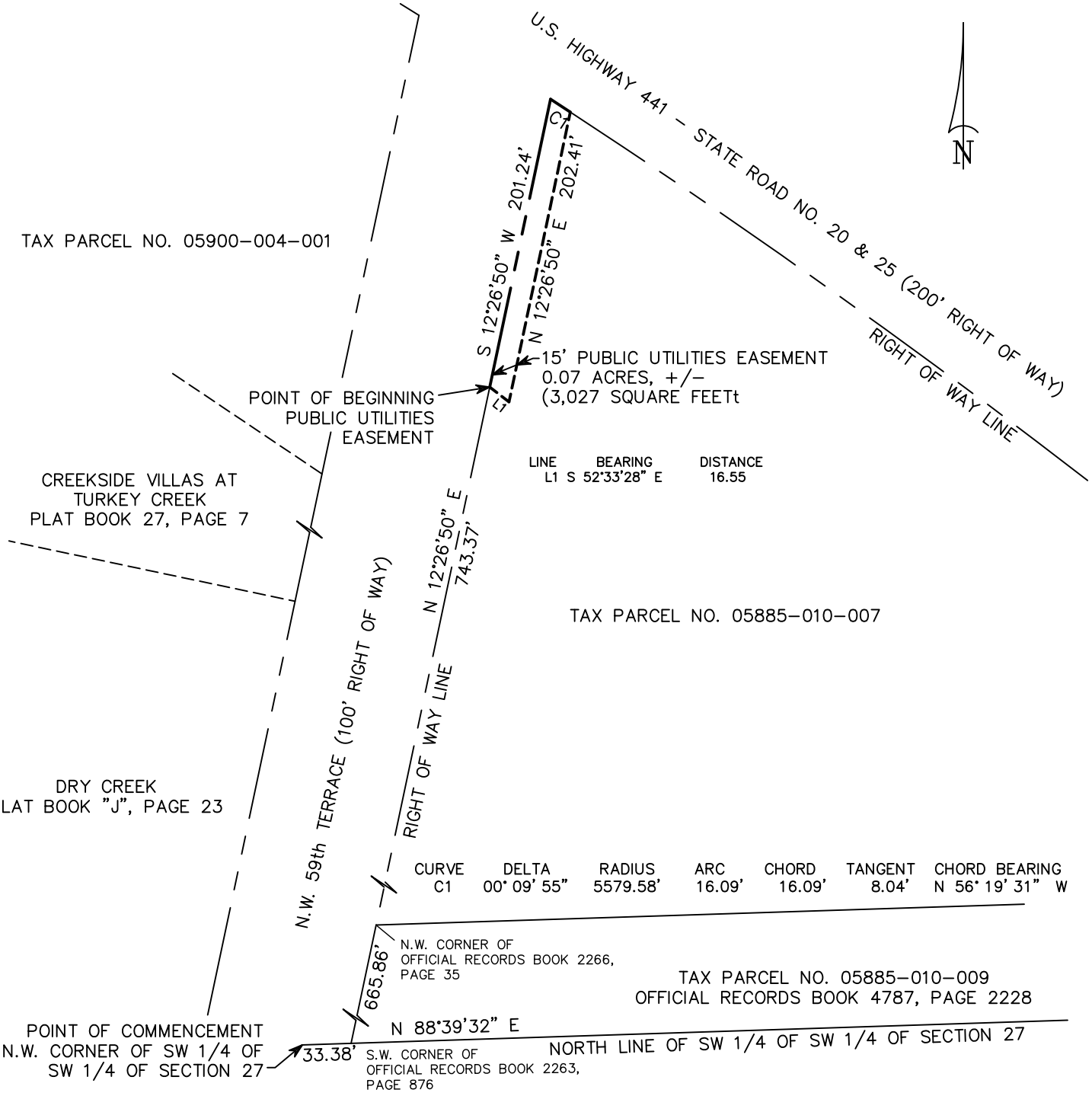
LEGAL DESCRIPTION
15' PUBLIC UTILITIES EASEMENT

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 33.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHWEST CORNER LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59th TERRACE (100' RIGHT OF WAY); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK", A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID EASTERLY BOUNDARY OF "DRY CREEK" AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 743.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°33’28” EAST, 16.55 FEET TO A POINT LYING 15.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE (MEASURED PERPENDICULAR); THENCE NORTH 12°26'50" EAST, PARALLEL WITH AND 15.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE (MEASURED PERPENDICULAR), 202.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25, 200' RIGHT OF WAY), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°09'55"", AN ARC DISTANCE OF 16.09 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF N.W. 59th TERRACE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56°19'31" WEST, 16.09 FEET; THENCE SOUTH 12°26'50" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 201.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (3,027 SQUARE FEET), MORE OR LESS.

J:\Bob\2022-032PUE.docx



THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		6/2/2022	2022-32		

J: \BOB\2022-032PUE.dwg

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH
RANGE 19 EAST, CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

FOR: DURATION BUILDERS

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

This instrument prepared by:
Raymond M. Ivey, Esquire
SCRUGGS & CARMICHAEL, P.A.
4041-B Northwest 387 Place
Gainesville, Florida 32606

1,869.70
18.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2180367 2 PGS
2005 OCT 11 04:43 PM BK 3236 PG 1108
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#256484
Doc Stamp-Deed: 1,869.70

2180367

TRUSTEES' DEED

THIS INDENTURE, made and entered into on this 4th day of October, 2005, by and between

LINDA K. SEXTON, as Successor Trustee under that certain unrecorded Trust Agreement known as RESERVE INVESTORS TRUST "G", dated April 2, 1985

whose address is C/O 1565 PLAZA WEST DRIVE, PRESCOTT, AZ 86303 hereinafter called party of the first part*, and

TIDEWATER PROPERTIES, LLC

whose address is 527 TURKEY CREEK, ALACHUA, FL 32615 hereinafter called party of the second part*

WITNESSETH:

The party of the first part on this 4th day of October, 2005, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, and to its heirs and assigns forever, that certain real property situate in Alachua County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2005 and all subsequent years;
Tax Parcel #05885-010-007;

TO HAVE AND TO HOLD the same to the party of the second part, and to its heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the party of the second part, it's successors and assigns, that in all things preliminary to and in and about this conveyance, the laws of Florida have been followed and complied with in all respects. AND the party of the first part does warrant that the property described herein is not her respective homestead.

IN WITNESS WHEREOF, the party of the first part has set her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Linda K Sexton LKS Trustee

Witness
Printed Name: Adam Rutherford

LINDA K. SEXTON, Trustee

Janet Densmore
Witness
Printed Name: Janet Densmore

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF Yavapai

The foregoing warranty deed was acknowledged before me this 4th day of October, 2005, by LINDA K. SEXTON, as Successor Trustee under that certain unrecorded Trust Agreement known as RESERVE INVESTORS TRUST "G", dated April 2, 1985, who is personally known to ~~me~~ or produced AZ Driver License as identification.

OFFICIAL SEAL
E. ELAINE SMITH
Notary Public - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Aug. 12, 2007

NOTARY PUBLIC

EXHIBIT A

INSTRUMENT # 2180367
2 PGS

A PORTION OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (SW 1/4 OF SW 1/4), A DISTANCE OF 33.38 FEET TO THE REMAINING BASE OF A 4" X 4 " CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 876 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CONCRETE MONUMENT LYING 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF "DRY CREEK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 23 OF SAID PUBLIC RECORDS AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 59TH TERRACE (100' R/W); THENCE NORTH 12°26'50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK" A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12°26'50" EAST, PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF SAID "DRY CREEK" AND A NORTHERLY EXTENSION OF SAID EASTERLY BOUNDARY AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST 59TH TERRACE, A DISTANCE OF 944.61 FEET TO A CONCRETE MONUMENT (PRM 1824) FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25, 200' R/W), SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°37'16", AN ARC DISTANCE OF 450.01 FEET TO THE REMAINING BASE OF A 4" X 4" CONCRETE MONUMENT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 54°05'30" EAST, 449.89 FEET; THENCE SOUTH 13°00'19" WEST, 580.00 FEET TO THE REMAINING BASE OF A 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 04°08'15" EAST, 83.32 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 35; THENCE SOUTH 88°39'32" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 443.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.60 ACRES, MORE OR LESS.

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #05885 010 007

Owner:
TIDEWATER PROPERTIES LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/23/2022** for **$6,012.67**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $6,012.67	11/23/2022	**Receipt** #22-0034385	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $6,160.78	11/30/2021	**Receipt** #21-0046355	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $6,195.24	11/19/2020	**Receipt** #20-0024415	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $6,381.59	11/21/2019	**Receipt** #19-0029580	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $6,296.29	11/26/2018	**Receipt** #18-0029274	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $6,457.75	11/30/2017	**Receipt** #17-0042219	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $6,798.85	11/21/2016	**Receipt** #16-0024582	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $6,929.53	11/24/2015	**Receipt** #15-0029148	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $6,841.69	11/30/2014	**Receipt** #14-0040816	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $6,824.13	12/23/2013	**Receipt** #13-0057100	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $6,345.29	11/29/2012	**Receipt** #12-0039643	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $5,717.68	12/15/2011	**Receipt** #2011-1021297	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $6,327.39	12/15/2010	**Receipt** #2010-1021421	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $6,231.71	11/30/2009	**Receipt** #2009-9012597	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $5,642.14	11/26/2008	**Receipt** #2008-9012968	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $5,661.73	11/19/2007	**Receipt** #2007-9020433	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,590.12	11/16/2006	**Receipt** #2006-9078458	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $46.90	03/13/2006	**Receipt** #2005-9063679	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $47.36	03/30/2005	**Receipt** #2004-9200425	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $43.96	11/17/2003	**Receipt** #2003-3008171	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $46.43	03/13/2003	**Receipt** #2002-0264690	Print (PDF)
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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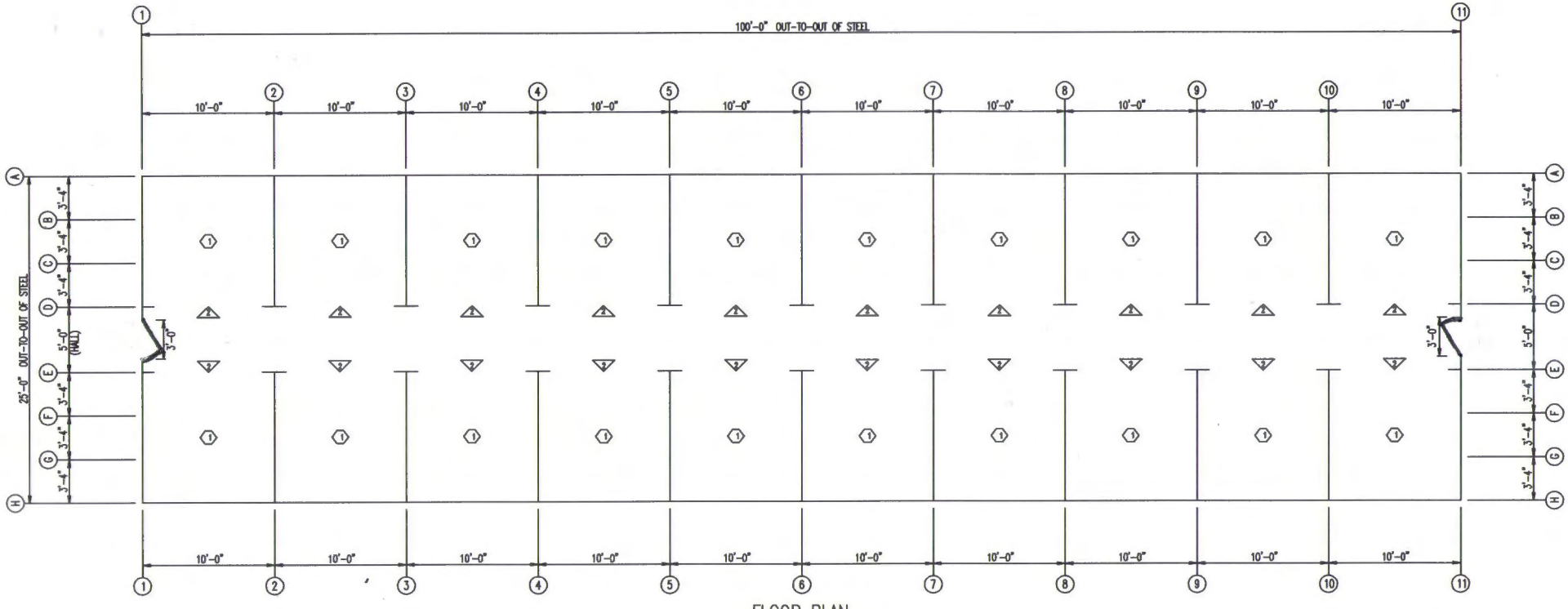
DOOR SCHEDULE			
▽ ID	QUAN	DESCRIPTION	COLOR
1	2	3070 WALKDOOR	WHITE
2	20	9070 MINI RUD	NEED COLOR

COMPARTMENT TABLE			
○ ID	QUAN	WIDTH	LENGTH
1	20	10'-0"	10'-0"



FLOOR PLAN

ENGINEER STAMP

HORNET STEEL BUILDINGS, INC.

CUSTOMER: TIDEWATER & ULTIMATE STORAGE

REVISIONS	JOB NO:	DATE:
[1]	SP784-1	11/14/22
[2]	LOCATION: GAINSEVILLE, FL. 32601	
[3]	DRAWING NAME: UNIT LAYOUT	SCALE: NONE
	DRAWING NO: E2 OF 14	DRAWN BY: JLG / CHECKED BY: JLG

EnergyGauge Summit® v7.00

INPUT DATA REPORT

Project Information

Project Name: Strg

Project Title: Tidewater & Ultimate Strg

Address: Tidewater & Ultimate Storge
PID 05885-010-007

State: Florida

Zip: 32601

Owner: Tidewater & Ultimate

Orientation: 0 Deg Clockwise. Walls & Windows will be rotated accordingly

Building Type: Warehouse

Building Classification: New Finished building

No.of Stories: 1

GrossArea: 2500 SF

Zones

No	Acronym	Description	Type	Area [sf]	Multiplier	Total Area [sf]	
1	5 Ton HP Zone	5 Ton HP Zone	CONDITIONED	2500.0	1	2500.0	☐

Spaces

No	Acronym	Description	Type	Depth [ft]	Width [ft]	Height [ft]	Multi plier	Total Area [sf]	Total Volume [cf]	
In Zone:	**5 Ton HP Zone**									
1	Storage	Storage	Fine Material Storage	100.00	25.00	10.00	1	2500.0	25000.0	☐

Lighting

No	Type	Category	No. of Luminaires	Watts per Luminaire	Power [W]	Control Type	No.of Ctrl pts	
In Zone:	**5 Ton HP Zone**							
In Space:	**Storage**							
1	Compact Fluorescent	General Lighting	1	1500	1500	Manual On/Off	1	☐

Walls (Walls will be rotated clockwise by building rotation value)

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Orientation	Conductance [Btu/hr. sf. F]	Heat Capacity [Btu/sf.F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]	
In Zone:	**5 Ton HP Zone**											
1	East	Metal/R13 Vinyl Backing	25.00	10.00	1	250.0	East	0.0798	0.539	7.98	12.5	☐
2	West	Metal/R13 Vinyl Backing	25.00	10.00	1	250.0	West	0.0798	0.539	7.98	12.5	☐
3	North	Metal/R13 Vinyl Backing	100.00	10.00	1	1000.0	North	0.0798	0.539	7.98	12.5	☐
4	South	Metal/R13 Vinyl Backing	100.00	10.00	1	1000.0	South	0.0798	0.539	7.98	12.5	☐

Windows (Windows will be rotated clockwise by building rotation value)

No	Description	Orientation	Shaded	U [Btu/hr sf F]	SHGC	Vis.Tra	W [ft]	H (Effec) [ft]	Multi plier	Total Area [sf]
In Zone:										
In Wall:										

Doors

No	Description	Type	Shaded?	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/hr. sf. F]	Dens. [lb/cf]	Heat Cap. [Btu/sf. F]	R-Value [h.sf.F/Btu]
In Zone:	**5 Ton HP Zone**										
In Wall:	**East**										
1	East	Polyurethane core (24 ga steel) 2	No	3.00	6.67	1	20.0	0.2410	0.00	0.00	4.15
In Wall:	**West**										
1	West	Polyurethane core (24 ga steel) 2	No	3.00	6.67	1	20.0	0.2410	0.00	0.00	4.15

Roofs

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Tilt [deg]	Cond. [Btu/hr. Sf. F]	Heat Cap [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]
In Zone:	**5 Ton HP Zone**										
1	Storage	Mtl Bldg Roof/R-19 Batt	25.00	100.00	1	2500.0	0.00	0.0492	1.34	9.49	20.3

Skylights

No	Description	Type	U [Btu/hr sf F]	SHGC	Vis.Trans	W [ft]	H (Effec) [ft]	Multiplier	Area [Sf]	Total Area [Sf]

In Zone:
In Roof:

Floors

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/hr. sf. F]	Heat Cap. [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]
In Zone:	**5 Ton HP Zone**									
1	Storage	Concrete floor	25.00	100.00	1	2500.0	0.5987	9.33	140.00	1.67

Systems

5 Ton HP Split **5 Ton HP Split** **Constant Volume Air Cooled Split System < 65000 Btu/hr** **No. Of Units 1**

Component	Category	Capacity	Efficiency	IPLV
1	Cooling System	60000.00	14.30	8.00
2	Heating System	60000.00	1.00	
3	Air Handling System -Supply	2000.00	0.32	
4	Air Handling System - Return	2000.00	0.32	
5	Air Distribution System (Sup)		6.00	
6	Air Distribution System (Ret)		6.00	

Plant

Equipment	Category	Size	Inst.No	Eff.	IPLV

Water Heaters

W-Heater Description	Capacity Cap.Unit	I/P Rt.	Efficiency	Loss

Ext-Lighting

Description	Category	No. of Luminaires	Watts per Luminaire	Area/Len/No. of units [sf/ft/No]	Control Type	Wattage [W]

Piping

No	Type	Operating Temperature [F]	Insulation Conductivity [Btu-in/h.sf.F]	Nomonal pipe Diameter [in]	Insulation Thickness [in]	Is Runout?

Fenestration Used

Name	Glass Type	No. of Panes	Glass Conductance [Btu/h.sf.F]	SHGC	VLT

Materials Used

Mat No	Acronym	Description	Only R-Value Used	RValue [h.sf.F/Btu]	Thickness [ft]	Conductivity [Btu/h.ft.F]	Density [lb/cf]	SpecificHeat [Btu/lb.F]
187	Matl187	GYP OR PLAS BOARD,1/2IN	No	0.4533	0.0417	0.0920	50.00	0.2000
151	Matl151	CONC HW, DRD, 140LB, 4IN	No	0.4403	0.3333	0.7570	140.00	0.2000

178	Matl178	CARPET W/RUBBER PAD	Yes	1.2300					☐
211	Matl211	POLYSTYRENE,EXP.,1/2IN ,	No	2.0850	0.0417	0.0200	1.80	0.2900	☐
12	Matl12	3 in. Insulation	No	10.0000	0.2500	0.0250	2.00	0.2000	☐
23	Matl23	6 in. Insulation	No	20.0000	0.5000	0.0250	5.70	0.2000	☐
287	Matl287	Polyurethane core (24 ga steel) 2	Yes	4.1500					☐
94	Matl94	BUILT-UP ROOFING, 3/8IN	No	0.3366	0.0313	0.0930	70.00	0.3500	☐

Constructs Used

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1004	Concrete floor	No	No	0.60	9.33	140.00	1.7	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	151	CONC HW, DRD, 140LB, 4IN	0.3333	0.000	☐
2	178	CARPET W/RUBBER PAD		0.000	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1015	Metal/R13 Vinyl Backing	No	No	0.08	0.54	7.98	12.5	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	211	POLYSTYRENE,EXP.,1/2IN,	0.0417	0.000	☐
2	12	3 in. Insulation	0.2500	0.000	☐
3	187	GYP OR PLAS BOARD,1/2IN	0.0417	0.000	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1036	Polyurethane core (24 ga steel) 2	No	Yes	0.24			4.2	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	287	Polyurethane core (24 ga steel) 2		0.000	☐

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]	
1056	Mtl Bldg Roof/R-19 Batt	No	No	0.05	1.34	9.49	20.3	☐

Layer	Material No.	Material	Thickness [ft]	Framing Factor	
1	94	BUILT-UP ROOFING, 3/8IN	0.0313	0.000	☐
2	23	6 in. Insulation	0.5000	0.000	☐

Letter of Transmittal

Date:	1/30/2023	**To:**	City of Alachua
Attn:	Planning Department		PO Box 9
Re:	Duration Builders Resubmittal		Alachua, FL 32616

We hereby transmit the following items:

Copies	No.	Description
7	1	Civil Plans
7	2	Boundary & Topo Survey
7	3	Landscape Plans
7	4	Photometric Plans
7	5	Architectural Plan
2	6	Cover Letter
2	7	Site Plan Application
2	8	Authorization to Submit
2	9	NFPA & ISO Fire Flow Calculations
2	10	Fire Flow Test
2	11	Drainage Design Notes
2	12	Stormwater Code Affidavit of Compliance
2	13	10-2 Self Certification
2	14	Concurrency Impact Analysis + Trip Generation Worksheet
2	15	Comprehensive Plan Consistency
2	16	Photometric Fixture Report
2	17	Neighborhood Meeting Materials
2	18	Legal Description
2	19	PUE Legal Sketch & Description
2	20	Deed
2	21	Proof of Taxes
2	22	Comment Response Letter
2	23	Elevations
2	24	Electrical Loads

THESE ARE TRANSMITTED as checked below:

☒ For your review and comment

Signed **Claudia Vega, P.E.**

Letter of Transmittal

eda consultants · inc.

Date: 1/30/2023
Attn: Planning Department
Re: Duration Builders Resubmittal

To: City of Alachua
PO Box 9
Alachua, FL 32616

We hereby transmit the following items:

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2	14	Concurrency Impact Analysis + Trip Generation Worksheet
2	15	Comprehensive Plan Consistency
2	16	Photometric Fixture Report
2	17	Neighborhood Meeting Materials
2	18	Legal Description
2	19	PUE Legal Sketch & Description
2	20	Deed
2	21	Proof of Taxes
2	22	Comment Response Letter
2	23	Elevations
2	24	Electrical Loads

THESE ARE TRANSMITTED as checked below:

☒ For your review and comment

Signed Claudia Vega, P.E.

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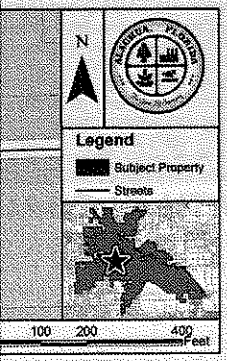

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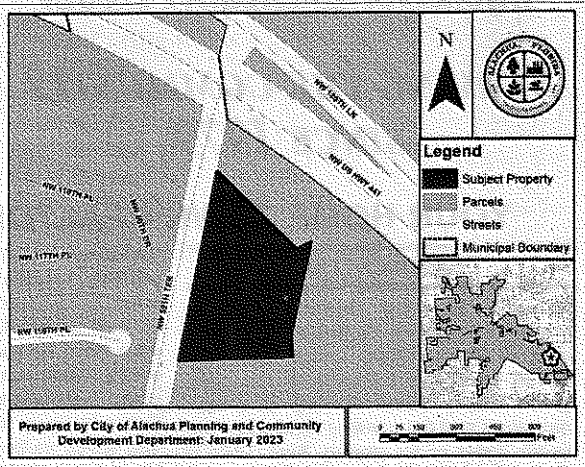
- February 02, 2023)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 14, 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 Claudia Vega, P.E, of eda consultants, inc., applicant and agent, on behalf of 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 ±2.53 acre project area (a portion of a ±5.48 acre overall subject property) located south of US 441, east of NW 59th Terrace (portion of Tax Parcel No. 05885-010-007) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

(Published: Alachua County Today - February 02, 2023)

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(Published: Alachua County Today - February 02, 2023)

City of ALACHUA
the good life community

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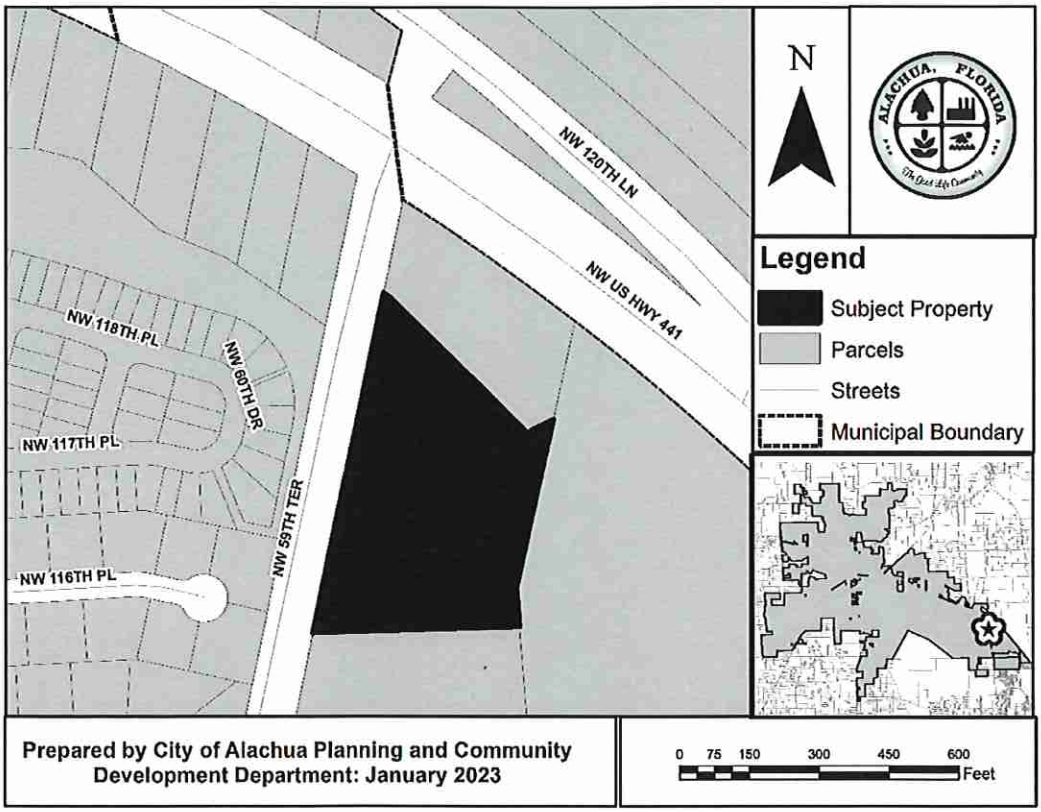

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

05917-052-000
HOLMES WANDA T LIFE ESTATE
11415 NW 60TH TER
ALACHUA, FL 32615

05900-040-089
JONES ANTHONY K II & DOUX B
11774 NW 60TH DR
ALACHUA, FL 32615

05900-040-088
POLLAS & LORENZO-POLLAS W/H
245 TURKEY CREEK
ALACHUA, FL 32615

05900-040-025
ELSBERRY JASON S & ANA C
357 TURKEY CREEK
ALACHUA, FL 32615

05900-040-021
ASSAD & GREGOIRE & GREGOIRE
396 TURKEY CREEK
GAINESVILLE, FL 32615

05900-040-015
GEDNEY EVA M TRUSTEE
510 TURKEY CREEK
ALACHUA, FL 32615

05900-040-026
HANUS MARK A & MELISSA M
592 TURKEY CREEK
ALACHUA, FL 32615

05917-036-000
ARMITAGE JOHN M & TERRI L
6008 NW 116TH PL
ALACHUA, FL 32615

05917-035-000
YATSKO PAUL N
6018 NW 116TH PL
ALACHUA, FL 32615

05900-004-001
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05885-010-008
THOMPSON PROPERTY 11417 LLC
11417 NW 59TH TER
GAINESVILLE, FL 32653

05900-040-020
BRALLEY SANDAR
11781 NW 60TH DR
ALACHUA, FL 32615

05885-010-006
MAGNOLIA PARK-GAINESVILLE LLC
2627 NW 43RD ST STE 300
GAINESVILLE, FL 32606

05886-000-000
LAND O'SUN MANAGEMENT CORP
3715 NW 97TH BLVD # A
GAINESVILLE, FL 32606-5066

05900-040-000
TURKEY CREEK MASTER OWNERS
AS
4400 NW 36TH AVE
GAINESVILLE, FL 32606

05885-010-007
TIDEWATER PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

05917-038-000
KELLER ROBERT P
6001 NW 116TH PL
ALACHUA, FL 32615-7452

05917-050-000
RIOS & TUCK W/H
6010 NW 115TH PL
ALACHUA, FL 32615

05917-049-000
RUFFINI MICHELLE E
6020 NW 115TH PL
ALACHUA, FL 32615-7430

05900-040-018
DAVE MILAN N & NIMISHA M
812 TURKEY CREEK
ALACHUA, FL 32615

05917-051-000
BASNA DAVID & NIHAN T
11425 NW 60TH TER
ALACHUA, FL 32615

05900-040-022
HENRY CHERYL S LIFE ESTATE
241 TURKEY CREEK
ALACHUA, FL 32615

05900-040-019
BARRIENTOS & BELN W/H
350 TURKEY CREEK
ALACHUA, FL 32615

05900-040-016
SOWELL KUTONYA L
378 TURKEY CREEK
ALACHUA, FL 32615

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05886-002-000
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

05917-037-000
HOOBLER JONATHAN M
6002 NW 116TH PL
ALACHUA, FL 32615

05917-039-000
STANLEY A L & LINDA
6011 NW 116TH PL
ALACHUA, FL 32615-7452

05917-040-000
WILLIAMS RODDEY E
6021 NW 116TH PL
ALACHUA, FL 32615

05900-040-027
FORD JERMAINE L & MELISSA G
828 TURKEY CREEK
ALACHUA, FL 32615

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MCMAHON & WHITTLE W/H
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ALACHUA, FL 32615

05900-040-023
BOYD JENNIFER L
861 TURKEY CREEK
ALACHUA, FL 32615

Étiquettes d'adresse Easy Peel®

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SHALLIS PATRICK & THERESA
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ALACHUA, FL 32615

05900-040-087
COKER & TOON
887 TURKEY CREEK
ALACHUA, FL 32615

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05900-040-024
GREENHAW ANDREW BURKE &
LAURA LEE
851 TURKREY CREEK
ALACHUA, FL 32615

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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

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 1/30/23 FOR THE Duration Builders MiniStorage Site Plan
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Two (2)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/14/2023
SUBJECT: 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).

PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board find 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 transmit such finding to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a request by the City of Alachua, to amend the City of Alachua Land Development Regulations (LDRs). In the process of implementing the City's Land Development Regulations since they were adopted in 2006 and further amended over the years, Staff has periodically identified various subsections that need clarification or changes that would improve implementation. The proposed amendments would:

- Clarify the provisions relating to stormwater management facilities on adjacent lands with a less intense zoning district;
- Amend Article 4, Section 4.4.3 relating to the use of a recreational vehicle (RV) as a temporary residence;
- Amend Article 4, Table 4.5-1, Table of Allowed Temporary Uses and Structures, and create Section 4.5.6(G) to allow an RV as a temporary residence on a property with a residential use;
- Amend Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to include designated outdoor seating areas in the calculation of minimum off-street parking required for restaurants with outdoor seating; and,
- Amend Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to establish minimum parking standards for microbreweries.

Additional information regarding each proposed amendment is provided within the Staff Report.

ATTACHMENTS:

Description

- Draft Ordinance 23-02
- Staff Report
- Public Notice Materials Gainesville Sun 2/14/23
- Public Notice Materials ACT 2/14/23

ORDINANCE O-23-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.2(I)(4) TO CLARIFY THE PROVISIONS RELATING TO STORMWATER MANAGEMENT FACILITIES ON 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 DESIGNATED OUTDOOR SEATING AREAS IN THE CALCULATION OF MINIMUM OFF-STREET PARKING REQUIRED FOR RESTAURANTS WITH OUTDOOR SEATING; AND AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO ESTABLISH MINIMUM PARKING STANDARDS FOR MICROBREWERIES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment "Amendment" to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and,

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 2, 2023; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on February 14, 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, and the City advertised public hearings to be held before the City Commission on February 16, 2023 and on March 2, 2023; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on February 27, 2023 and March 13, 2023, and provided for public participation at both public hearings; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 27th day of February 2023.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of March 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

AMENDING ARTICLE 4, SECTION 4.3.2(I)(4) TO CLARIFY THE PROVISIONS RELATED TO STORMWATER MANAGEMENT FACILITIES ON LANDS WITH LESS INTENSE ZONING DISTRICT

(a) *Location*. Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by Special Exception Permit on ~~properties~~ adjacent lands with less intense zoning district designations and under common ownership, subject to the following requirements:

(i) The zoning designation of the ~~location of~~ lands where the stormwater detention and retention facility is proposed allows minor utilities; and,

(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and,

(iii) The stormwater detention and retention facility provides an enhanced and functional natural use (e.g., increased topographic relief, vegetative diversity, etc.) or an enhanced and functional recreational use (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) ~~functional use.; and,~~

(iv) A site plan (Section 2.4.9) or preliminary plat (Section 2.4.10(G)(3)) has been prepared identifying the specific use(s) which shall occur on the lands with a more intense zoning district.

(b) *Compatibility*. Stormwater detention and retention facilities permitted by Special Exception Permit on lands with less intense zoning designations and under common ownership shall ~~P~~provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

(c) *Exemptions*. The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without ~~special exception~~ a Special Exception Permit if included as part of a master stormwater ~~permit~~ design ~~or common~~ and shown on the development plan (site plan or preliminary plat).

AMENDING ARTICLE 4, SECTION 4.4.3 RELATING TO THE USE OF A RECREATIONAL VEHICLE (RV) AS A TEMPORARY RESIDENCE

4.4.3 *Accessory uses prohibited.*

(A) *Prohibited in all zone districts*. The following activities shall not be regarded as accessory to a principal use on any site and are prohibited in all zone districts:

(1) *Use of travel trailer, recreational vehicle or tent as residence*. The use of a travel trailer, recreational vehicle or tent as a residence, permanent or temporary, is prohibited, with the following exceptions:

(a) the use of a trailer approved as a temporary use for security pursuant to Section 4.5, Temporary uses and structures~~.~~;

(b) ~~However,~~ the use of ~~a~~ one (1) recreational vehicle (RV) with a self-contained wastewater disposal system ~~may be used~~ as a temporary residence in the Agricultural (A) zoning district incidental to construction on or development of a property for a residential

dwelling on the property which the RV is located and only during the time in which construction or development is underway. Construction or development shall be considered to be actively underway when an active building permit has been issued for a residential dwelling on the property. In no case shall an RV be used as a temporary residence incidental to construction on or development of property for a residential dwelling for more than six (6) months, provided however one (1) extension not to exceed six (6) months may be granted by the LDR Administrator upon a showing of good cause; or,

(c) the use of one (1) RV which has a self-contained wastewater disposal system may be used as a temporary residence on a property with a residential use by a non-commercial (non-paying) guest of the resident of the property for up to ~~two weeks~~ fourteen (14) days in any six (6) month period, subject to the issuance of a Temporary Use Permit. ~~provided the vehicle is~~ The RV shall only be located in the driveway or a side or rear yard of the property. Utilization of an RV as a temporary residence is not considered as storage.

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

4.5.2 *Table of allowed temporary uses and structures*. Table 4.5-1, Table of Allowed Temporary Uses and Structures, summarizes the temporary uses and structures that are allowed within the City and any general or specific standards that apply. Temporary uses or structures not listed in the following Table 4.5-1 are not allowed by these LDRs:

Table 4.5-1. Table of Allowed Temporary Uses and Structures

Temporary Use or Structure	Allowable Timeframe	Specific Regulations
Temporary structures		
Expansion or replacement of existing facilities (including temporary offices for construction and/or security personnel)	(A)	Permit required; see Section 4.5.6(A)
Real estate sales office/model sales home	(A)	Permit required; see Section 4.5.6(B)
Construction-related activities for new construction	(A)	No permit required; see Section 4.5.6(C)
Recreational vehicle as a temporary residence	(D)	Permit required; see Section 4.5.6(G)
Temporary sales		
Sale/display of goods other than agricultural products	(B)	Permit required; see Section 4.5.6(D)
Seasonal sales	(B)	No permit required; see Section 4.5.6(E)

Sidewalk and parking lot sales	(A)	No permit required; see Section 4.5.6(F)
Garage and/or yard sales	(C)	No permit required
Temporary not-for-profit carwash	(C)	No permit required
(A) Such structures may be in place for no more than one to three years.		
(B) Such sales are limited to a maximum of 90 days per calendar year with no more than three occurrences per parcel per year.		
(C) Such events are limited to 14 total days per calendar year, per parcel.		
(D) Recreational vehicles may be used as a temporary residence for up to a total of fourteen (14) days in any six (6) month period.		

4.5.6 *Specific regulations for certain temporary uses and structures.*

(G) *Recreational vehicle as a temporary residence*

(1) *General standards.* One (1) recreational vehicle (RV) with a self-contained wastewater disposal system may be used as a temporary residence on any property which has a residential use by a non-commercial (non-paying) guest of the resident of the property, provided the vehicle is located in the driveway or a side or rear yard of the property.

(2) *Duration.* An RV may be used as a temporary resident pursuant to this section for up to a total of fourteen (14) days in any six (6) month period.

AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO INCLUDE DESIGNATED OUTDOOR SEATING AREAS IN THE CALCULATION OF MINIMUM OFF-STREET PARKING FOR RESTAURANTS WITH OUTDOOR SEATING AND TO ESTABLISH A MINIMUM PARKING STANDARD FOR MICROBREWERIES

Table 6.1-1. Minimum Off-Street Parking Standards		
BUSINESS USES		
Eating establishments	Ice cream shop	1 space per 150 sq. ft. floor area/designated outdoor seating area
	Restaurant, indoor seating only	1 space per 100 sq. ft. floor area
	Restaurant, with outdoor seating	1 space per 100 sq. ft. floor area/designated outdoor seating area
	Restaurant, with drive-through or drive-in service	1 space per 150 sq. ft. floor area/designated outdoor seating area
	Specialty eating establishment	1 space per 150 sq. ft. floor area/designated outdoor seating area
Retail Sales & Services	Microbrewery	1 space per 200 sq. ft. floor area for eating/drinking areas and 1 space per 1,000 square feet of manufacturing and processing operations

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Legislative Hearing

SUBJECT: A request to amend the City of Alachua 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.

APPLICANT/AGENT: City of Alachua

PROJECT PLANNER: Kathy Winburn, Planning & Community Development Director; Justin Tabor, AICP, Principal Planner; Adam Hall, AICP, Principal Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find 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 transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua, to amend the City of Alachua Land Development Regulations (LDRs). In the process of implementing the City's Land Development Regulations since they were adopted in 2006 and further amended over the years, Staff has periodically identified various subsections that need clarification or changes that would improve implementation. The proposed amendments would:

- Clarify the provisions relating to stormwater management facilities on adjacent lands with a less intense zoning district;
- Amend Article 4, Section 4.4.3 relating to the use of a recreational vehicle (RV) as a temporary residence;
- Amend Article 4, Table 4.5-1, Table of Allowed Temporary Uses and Structures, and create Section 4.5.6(G) to allow an RV as a temporary residence on a property with a residential use;
- Amend Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to include designated outdoor seating areas in the calculation of minimum off-street parking required for restaurants with outdoor seating; and,
- Amend Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to establish minimum parking standards for microbreweries.

Each proposed amendment and a staff comment further elaborating upon the purpose of the amendment is provided below.

PROPOSED LDR TEXT AMENDMENTS

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.

4.3.2(I)(4) *Utility, minor.* A minor utility use shall comply with the following standards:

(a) *Location.* Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by Special Exception Permit on ~~properties~~ adjacent lands with less intense zoning district designations and under common ownership, subject to the following requirements:

(i) The zoning designation of the ~~location of~~lands where the stormwater detention and retention facility is proposed allows minor utilities; and,

(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and,

(iii) The stormwater detention and retention facility provides an enhanced and functional natural use (e.g., increased topographic relief, vegetative diversity, etc.) or an enhanced and functional recreational use (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) ~~functional use.~~; and,

(iv) A site plan (Section 2.4.9) or preliminary plat (Section 2.4.10(G)(3)) has been prepared identifying the specific use(s) which shall occur on the lands with a more intense zoning district.

(b) *Compatibility.* Stormwater detention and retention facilities permitted by Special Exception Permit on lands with less intense zoning designations and under common ownership shall

~~P~~provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

(c) *Exemptions.* The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without ~~special exceptiona~~ Special Exception Permit if included as part of a master stormwater ~~permit~~ design ~~or commonand~~ shown on the development plan (site plan or preliminary plat).

STAFF COMMENT: In 2021 a privately initiated amendment to the LDRs was submitted for the City's consideration and adopted by the City Commission. This amendment permitted the placement of stormwater detention and retention facilities on lands where the zoning designation is different and less intense than that of the principle use. This amendment also created additional requirements for stormwater retention and detention facilities when located on land with a less intense zoning designation than that of the principle use. Through application of these recently adopted regulations, Staff has identified areas where the original purpose and intent of the previous amendment may be further clarified so that the intent of this amendment is achieved.

AMENDING ARTICLE 4, SECTION 4.4.3 RELATING TO THE USE OF A RECREATIONAL VEHICLE (RV) AS A TEMPORARY RESIDENCE.

4.4.3 *Accessory uses prohibited.*

(A) *Prohibited in all zone districts.* The following activities shall not be regarded as accessory to a principal use on any site and are prohibited in all zone districts:

(1) *Use of travel trailer, recreational vehicle or tent as residence.* The use of a travel trailer, recreational vehicle or tent as a residence, permanent or temporary, is prohibited, with the following exceptions:

(a) the use of a trailer approved as a temporary use for security pursuant to Section 4.5, Temporary uses and structures~~.~~;

(b) ~~However,~~the use of ~~a~~ one (1) recreational vehicle (RV) with a self-contained wastewater disposal system ~~may be used~~ as a temporary residence in the Agricultural (A) zoning district incidental to construction on or development of a property for a residential dwelling on the property which the RV is located and only during the time in which construction or development is underway. Construction or development shall be considered to be actively underway when an active building permit has been issued for a residential dwelling on the property. In no case shall an RV be used as a temporary residence incidental to construction on or development of property for a residential dwelling for more than six (6) months, provided however that one (1) extension not to exceed six (6) months may be granted by the LDR Administrator upon a showing of good cause; or,

(c) the use of one (1) RV which has a self-contained wastewater disposal system may be used as a temporary residence on a property with a residential use by a non-commercial (non-paying) guest of the resident of the property for up to ~~two weeks~~fourteen (14) days in any six (6) month period, subject to the issuance of a Temporary Use Permit. ~~provided the vehicle is~~ The RV shall only be located in the driveway or a side or rear yard of the property. Utilization of an RV as a temporary residence is not considered as storage.

STAFF COMMENT: Staff has found that there have been several instances where property owners have used a recreational vehicle (RV) to live in while their home is under construction, in the Agricultural zoning district. The proposed language specifically allows such use with a limitation on timeframe.

Additionally, Staff has found that there was a need to clarify existing code language regarding the temporary use of an RV as a residence. The current text restricts the use of an RV as a temporary residence for no more than two weeks, however, it does not specify the calendar period in which this time is measured. The proposed language allows such temporary use by a guest of a residential property owner with a specified time frame and would require issuance of a Temporary Use Permit.

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

4.5.2 *Table of allowed temporary uses and structures.* Table 4.5-1, Table of Allowed Temporary Uses and Structures, summarizes the temporary uses and structures that are allowed within the City and any general or specific standards that apply. Temporary uses or structures not listed in the following Table 4.5-1 are not allowed by these LDRs:

Table 4.5-1. Table of Allowed Temporary Uses and Structures

Temporary Use or Structure	Allowable Timeframe	Specific Regulations
Temporary structures		
Expansion or replacement of existing facilities (including temporary offices for construction and/or security personnel)	(A)	Permit required; see Section 4.5.6(A)
Real estate sales office/model sales home	(A)	Permit required; see Section 4.5.6(B)
Construction-related activities for new construction	(A)	No permit required; see Section 4.5.6(C)
Recreational vehicle as a temporary residence	(D)	Permit required; see Section 4.5.6(G)
Temporary sales		
Sale/display of goods other than agricultural products	(B)	Permit required; see Section 4.5.6(D)
Seasonal sales	(B)	No permit required; see Section 4.5.6(E)
Sidewalk and parking lot sales	(A)	No permit required; see Section 4.5.6(F)
Garage and/or yard sales	(C)	No permit required
Temporary not-for-profit carwash	(C)	No permit required
(A) Such structures may be in place for no more than one to three years.		
(B) Such sales are limited to a maximum of 90 days per calendar year with no more than three occurrences per parcel per year.		
(C) Such events are limited to 14 total days per calendar year, per parcel.		
(D) Recreational vehicles may be used as a temporary residence for up to a total of fourteen (14) days in any six (6) month period.		

4.5.6 *Specific regulations for certain temporary uses and structures.*

(G) *Recreational vehicle as a temporary residence*

(1) *General standards.* One (1) recreational vehicle (RV) with a self-contained wastewater disposal system may be used as a temporary residence on any property which has a residential use by a non-commercial (non-paying) guest of the resident of the property, provided the vehicle is located in the driveway or a side or rear yard of the property.

(2) *Duration.* An RV may be used as a temporary resident pursuant to this section for up to a total of fourteen (14) days in any six (6) month period.

STAFF COMMENT: The proposed Amendment Requires a Temporary Use Permit for a recreational vehicle to be used as a temporary residence, and restates the language proposed in amended Section 4.4.3(A).

AMENDING ARTICLE 6, TABLE 6.1-1, MINIMUM OFF-STREET PARKING STANDARDS, TO INCLUDE DESIGNATED OUTDOOR SEATING AREAS IN THE CALCULATION OF MINIMUM OFF-STREET PARKING FOR RESTAURANTS WITH OUTDOOR SEATING AND ESTABLISHING A MINIMUM PARKING STANDARD FOR MICROBREWERIES

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Retail Sales & Services	Microbrewery	1 space per 200 sq. ft. floor area for eating/drinking areas and 1 space per 1,000 square feet of manufacturing and processing operations

STAFF COMMENT: Presently the parking calculations for eating establishments only consider and allocate parking for the floor area of the building. Floor area is defined in Section 5.2.4(A)(4) as the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings (with some exceptions defined therein). Staff finds that allowing designated outdoor seating areas to be included in the calculation of the amount of off-street parking to be reasonable, particularly given market changes that have occurred in response to the COVID-19 pandemic. This amendment will allow designated outdoor seating areas to be considered when evaluating parking demand

which has been frequently discussed with developers when evaluating development proposals.

The use of microbrewery was added to the LDRs in 2019. However, at that time a parking standard was not adopted. Staff has reviewed parking standards from other jurisdictions for microbreweries and recommends the proposed standard.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: These amendments do not conflict with any Goals, Objectives or Policies of the Comprehensive Plan.

(b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: These amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** – *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: These amendments would address several subsections of the LDRs by clarifying provisions and thereby streamlining implementation of regulations. These amendments would also respond to existing ambiguities which exist in the LDRs and address changed market conditions due to the COVID-19 pandemic.

(d) ***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments would address community need by clarifying existing regulations and by addressing matters that are not presently clearly or fully addressed.

(e) ***Compatible with Surrounding Uses*** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: To the extent of the applicability of this standard, these amendments would not adversely affect compatibility among uses or result in inefficient development.

(f) ***Development Patterns*** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: These amendments would have no effect on development patterns.

(g) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendments do not impact the natural environment.

(h) ***Public Facilities*** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: These amendments would have no impact to the provision of public facilities.

Black history curriculum revised

Some topics no longer taught after criticism

Cheyanne Mumphrey and Sharon Lurye
ASSOCIATED PRESS

Baton Rouge Magnet High School in Louisiana is one of 60 schools around the country testing the new course, which has gained national attention since it was banned in Florida. PHOTOS BY STEPHEN SMITH/AP

BATON ROUGE, La. – A revised curriculum for a new Advanced Placement course on African American studies downplays some components that drew criticism from conservatives including Florida Gov. Ron DeSantis, who had threatened to ban the class in his state.

In the official framework made public on Wednesday, topics such as Black Lives Matter, slavery reparations and queer theory are no longer subjects to be taught. They are included only on a list of topics that states and school systems could suggest to students for end-of-the-year projects.

The rejection of the course by DeSantis, a possible Republican presidential candidate in 2024, stirred new political debate over how schools teach about race. Florida officials last month issued a chart that said it promoted the idea that modern American society oppresses Black people, was inappropriate, and uses articles by critics of capitalism.

A spokesperson for DeSantis on Wednesday said the state education department is reviewing the revised curriculum for compliance with Florida law.

The course is currently being tested at 60 schools around the U.S., and the official framework is intended to guide the expansion of the course to hundreds of additional high schools in the next academic year. The College Board, which oversees AP courses, said developers consulted with professors from more than 200 colleges, including several historically Black institutions.

The College Board has been taking input also from teachers running the pilot classes as the draft curriculum has gone through several revisions over the last year.

Critics accused the organization of bending to political pressure.

"To wake up on the first day of Black History Month to news of white men in positions of privilege horse trading essential and inextricably linked parts of Black History, which is American history, is infuriating," said David Johns, executive director of the National Black Justice Coalition. "The lives, contributions, and stories of Black trans, queer, and non-binary/non-conforming people matter and should not be diminished or erased."

The course has been popular among students in schools where it has been introduced. At Baton Rouge Magnet High School in Louisiana, so many students were interested that Emmitt Glynn is teaching it to two classes, instead of just the one he was originally planning.

Earlier this week, his students read selections of "The Wretched of the Earth" by Frantz Fanon, which deals with the violence inherent in colonial societies. In a lively discussion, students connected the text to what they had learned about the conflict between colonizers and Native Americans, to the war in Ukraine and to police violence in Memphis, Tennessee.

"We've been covering the gamut from the shores of Africa to where we are now in the 1930s, and we will continue on through history," Glynn said. He said he was proud to see the connections his students were making between the past and now.

Matthew Evans, 16, said the class has educated him on a multitude of perspectives on Black history. He said the political controversy is just "a distraction."

"Any time you want to try to silence something, you will only make someone want to learn about it even more," he said.

The College Board offers AP courses across the academic spectrum, including math, science, social studies, foreign languages and fine arts. The courses are optional. Taught at a college level, students who score high enough on the final exam usually earn course credit at their university.

In a written statement Wednesday, College Board CEO David Coleman said the course is "an unflinching encounter with the facts and evidence of African American history and culture."

"No one is excluded from this course: the Black artists and inventors whose achievements have come to light; the Black women and men, including gay Americans, who played pivotal roles in the Civil Rights movements; and people of faith from all backgrounds who contributed to the antislavery and Civil Rights causes. Everyone is seen," he said.

In Malcolm Reed's classroom at St. Amant High School in Louisiana, where he teaches the AP class, he tries to be mindful of how the material and discussions can affect students.

"I give them the information and I've seen light bulbs go off. I ask them, 'How does it affect you? How do you feel about learning this?' " he said. "It's also new for me, and I'm just taking it in stride. We're not just learning history, but we're making history."

The Associated Press education team receives support from the Carnegie Corporation of New York. The AP is solely responsible for all content.

Fraud

Continued from Page 1A

"His business skills are not the greatest. He took out high-interest loans and made some dumb choices," Waid said. She said Walsh intended to save his business and help his employees.

Prosecutors painted a different picture. Assistant U.S. Attorney Justin M. Keen said up to $2 million may have covered payroll due to any pandemic-related slowdown in his business, but Walsh used the rest for his own benefit.

"He stole the money and got it by fraud. Theft is theft," Keen said. "He made many false statements to the government to get the loans."

The sentence was imposed by U.S. District Judge Allen C. Winsor. He said he considered Walsh's lack of previous criminal activity and statements of support from his family and friends. However, Winsor said financial disclosures Walsh made since pleading guilty were incomplete and that he had a foreign trust set up in Belize to avoid creditors.

"These were many, many transactions and different loans through different financial institutions," Winsor told Walsh during his sentencing. "You used your wife's name to get some of the loans, which can be considered identity theft."

Diving into court records

Court documents show Walsh obtained some of the loans under Hannah Walsh's name without her knowledge or consent. Hannah is the sister of Joe Harding, the former Republican state representative from Ocala who was indicted on similar charges in early December and resigned from the Legislature the following day.

In his signed plea agreement, Walsh admitted to defrauding the federal government in 2020 by submitting falsified loan applications for several companies he owned to the Paycheck Protection Program and Economic Injury Disaster Loan Program, two federal loan initiatives intended to help small business owners keep their companies afloat during the economic crisis caused by the pandemic.

Among other expenses, Walsh used some of the stolen money to buy a private two-acre island in the Gulf of Mexico off the coast of Yankeetown, Florida; put a downpayment on a luxury ski lodge in Jackson Hole, Wyoming; and pay off the 78-acre farm where he lived south of Gainesville, according to court records.

Winsor said the prison sentence was in the middle of federal guidance for such crimes. He also said the sentence should serve as a deterrent for others.

"There is too much fraud out there, particularly with PPP," Winsor said. "There is a greater need to deter white-collar crime."

Both federal loan programs, especially the Paycheck Protection Program, have been the focus of investigations into the fraudulent theft of billions of dollars of taxpayer money.

Each program was created under the Small Business Administration with the Coronavirus Aid, Relief, and Economic Security Act passed by Congress and signed into law by President Donald Trump at the beginning of the pandemic in March 2020.

Patrick Walsh (left) holds hands with his wife as they walk along Southeast Second Ave in Gainesville, Fla. to their cars on Tuesday, Jan. 31, 2023. Walsh avoided questioning. AUGUSTUS HOFF/WUFT NEWS

Harding, 35, another Williston native, was elected to the House in 2020, representing much of Marion County. He was successfully re-elected to the reorganized 24th District in 2022.

He gained notoriety for being the house sponsor of Florida's Parental Rights in Education Act, derisively called by critics the "Don't Say Gay" Act, which was signed into law by Gov. Ron DeSantis in March.

Prosecutors allege Harding obtained and attempted to obtain over $150,000 in federal COVID-19 relief loans for two inactive companies he owned, The Vak Shak Inc. and Harding Farms LLC. Prosecutors say the fraudulent claims to the Economic Disaster Loan Program took place between Dec. 1, 2020, and March 1, 2021. Harding was first sworn into office in November 2020.

Harding is charged with two counts of wire fraud, two counts of making false statements to a federal agency and two counts of money laundering for which he collectively faces up to a maximum of 70 years in prison. He pleaded not guilty on all charges.

Walsh initially pleaded not guilty to all charges before changing his plea as part of his August deal with prosecutors.

The signed plea agreement itself, made just over three months before Harding's indictment, does not require Walsh's cooperation in any other cases, such as Harding's upcoming trial, nor does it indicate that Walsh provided any evidence that could have contributed to Harding's indictment, according to court records.

Harding's trial is scheduled to begin May 10 at the federal courthouse in Gainesville.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at silas.morgan@ufl.edu and mloizzo@ufl.edu.

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 February 14, 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 a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 4, Section 4.3.2(l)(4) to clarify the provisions relating to stormwater management facilities on 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 designated outdoor seating areas in the calculation of minimum off-street parking required for restaurants with outdoor seating; and amending Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to establish a minimum parking standard for microbreweries.

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

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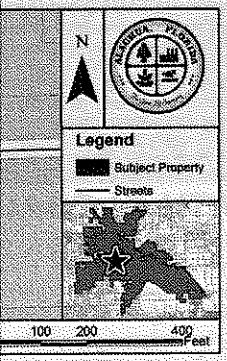

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- February 02, 2023)

City of ALACHUA

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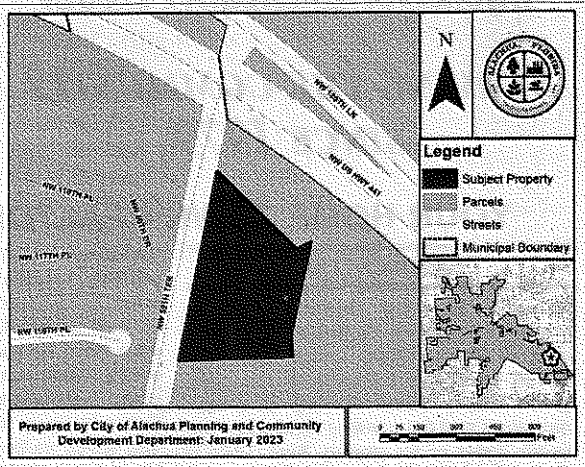

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City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 14, 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 a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 4, Section 4.3.2(I)(4) to clarify the provisions relating to stormwater management facilities on 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 designated outdoor seating areas in the calculation of minimum off-street parking required for restaurants with outdoor seating; and amending Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to establish a minimum parking standard for microbreweries.

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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