



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: P&Z

**RECEIVED**

# Site Plan Application

NOV 03 2014

Reference City of Alachua Land Development Regulations Article 2.4.9

IP: amf

**A. PROJECT**

1. Project Name: Alachua Market Place
2. Address of Subject Property: 16139 NW US Hwy 441
3. Parcel ID Number(s): 03053-001-001
4. Existing Use of Property: Vacant / Undeveloped
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: C1
7. Acreage: 24.69 (Site Plan 12.96 acres)

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, P.E. Title: President  
Company (if applicable): eda engineers - surveyors - planners, inc.  
Mailing address: 2404 NW 43rd Street  
City: Gainesville State: Florida ZIP: 32606  
Telephone: (352)373-3541 FAX: (352)373-7249 e-mail: sreyes@edafi.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Hipp Investments LLC  
Mailing Address: 14610 NW 129th Terrace  
City: Alachua State: Florida ZIP: 32615

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No  
If yes, list names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☒ Absolute

**D. ATTACHMENTS**

1. Site Plan including but not limited to:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Zoning of the subject property.
  - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
  - d. Complete legal description.
  - e. Statement of Proposed Uses.
  - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
  - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
  - h. Area and dimensions of site.
  - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
  - k. Location and dimensions of all existing and proposed parking areas and loading areas.
  - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 5/1/2014

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- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
  - i. Tabulation of gross acreage.
  - ii. Tabulation of density.
  - iii. Number of dwelling units proposed.
  - iv. Location and percent of total open space and recreation areas.
  - v. Floor area of dwelling units.
  - vi. Number of proposed parking spaces.
  - vii. Street layout.
  - viii. Layout of mobile home stands (for mobile home parks only).
  - ix. City of Alachua Public School Student Generation Form.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

- 2. Stormwater management plan - including the following:
  - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
  - b. Proposed finished floor elevation of each building site.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 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 project Applications:**

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

**Policy 1.3.d      Design and performance standards**

The following criteria shall apply when evaluating commercial development proposals:

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

**For Industrial project Applications:**

- b. In addition to submitting specific written information regarding your **Industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

**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;
  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, trucks), 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 that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
  11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
- For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
    - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
    - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
    - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
  8. Legal description with tax parcel number.
  9. Proof of ownership.
  10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District 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 pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **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 or additional reviews of the application beyond the initial engineering review fee 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 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Sue Reeb

Signature of Applicant

Signature of Co-applicant

SERGIO REYES P.E. PRESIDENT

Typed or printed name and title of applicant

Typed or printed name of co-applicant

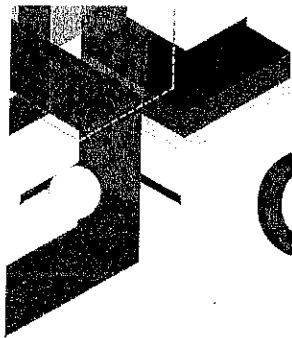
State of Florida County of Alachua

The foregoing application is acknowledged before me this 28<sup>th</sup> day of August, 2014 by Sergio Reyes

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

Brenna Kathleen French  
Signature of Notary Public, State of Florida





engineers • surveyors • planners, inc.

## **Alachua Market Place Site Plan Application - Required Attachments**

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- 1. Site Plan**
  - Site Plan attached in submittal
- 2. Stormwater Management Plan**
  - Stormwater Management Plan included in original submittal (Drainage Design Notes)
- 3. Labels (1 set) of all property owners within 400 feet of the subject property boundaries**
  - Included in original submittal
- 4. Fee**
  - Included in original submittal
- 5. Proof of ownership**
  - Included in the submittal
- 6. Proof of payment of taxes**
  - Included in the submittal
- 7. Legal description with tax parcel number**
  - Included in submittal
- 8. Neighborhood Meeting Materials**
  - Included in submittal
- 9. Analysis of Consistency with the City of Alachua Comprehensive Plan**
  - Included in submittal
- 10. Concurrency Impact Analysis**
  - Report included in submittal. Includes water usage detail from similar supermarkets and additional traffic justification.

**11. *Environmental Resource Permit***

- Submittal includes a copy of the permit application submitted to SRWMD for review and a copy of the existing permit for the site. The approved permit will be forwarded to the City of Alachua.

**12. *Fire Department Access and Water Supply***

- Fire flow calculations are included in submittal

**13. *County Access Management Permit***

- The project does not access a county road and therefore, a permit is not required for this project.

**14. *FDOT Access Management Permit***

- The project does not access FDOT roads directly. An FDOT permit application for modification of an existing intersection has been submitted to FDOT for review and a Letter of Transmittal is included with this submittal.



## PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Hipp Investments LLC</u>	
Address: <u>PO Box 1000</u> <u>Alachua FL 32616</u>	Phone: <u>1 386 462-2047</u>
Agent Name: <u>eda engineers - surveyors - planners, inc.</u>	
Address: <u>2404 NW 43rd Street, Gainesville, FL 32606</u>	Phone: <u>373-3541</u>
Parcel No.: <u>03053-001-001</u>	
Acreage: <u>24.69 acres</u>	S: <u>09</u> T: <u>08</u> R: <u>18</u>

Requested Action:  
Site Plan Application

**I hereby certify that:**

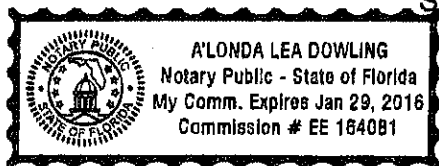
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: [Signature]  
Printed name: Lisa H. Albertson  
Date: 8/13/14

The foregoing affidavit is acknowledged before me this 12<sup>th</sup> day of August, 2014, by Lisa H. Albertson, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

[Signature]  
Signature of Notary Public, State of Florida



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2687010 4 PG(S)  
December 29, 2011 11:38:43 AM  
Book 4076 Page 2345  
J. K. IRBY Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

**This instrument was prepared  
by and upon recording should  
be returned to**

Allison E. Campbell, Esq.  
Hill Ward Henderson  
101 E. Kennedy Boulevard  
Suite 3700  
Tampa, Florida 33602

Doc Stamp-Deed: \$5,600.00



Parcel Identification Number: 03053-001-001

*Consideration: \$800,000.00*

*Documentary stamp taxes: \$5,600.00*

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[Space above this line for Recorder's use.]

**« SPECIAL WARRANTY DEED »**

THIS SPECIAL WARRANTY DEED is made this 28th day of December, 2011, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, whose mailing address is 303 Peachtree Street, N.E., Suite 3600, Atlanta, Georgia 30308, Attention: Legal and Regulatory Affairs Department (the "Grantor"), in favor of **HIPP INVESTMENTS, LLC**, a Delaware limited liability company, whose address is 14610 NW 129<sup>th</sup> Terrace, Alachua, Florida 32615 (the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Alachua, State of Florida, as more particularly described on Exhibit "A" hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters



that may be revealed by a current and accurate survey or inspection of the property (collectively, "Permitted Exceptions").

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances except for the Permitted Exceptions, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[Signature Page Follows]

## [SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SIGNATURE WITNESSED BY:

GRANTOR:

**CRM FLORIDA PROPERTIES, LLC,**  
a Georgia limited liability company

By: CRM Properties Manager, LLC,  
a Georgia limited liability company, its sole member

Kristen Hooks  
Name: KRISTEN HOOKS

Christina D Redman  
Name: CHRISTINA D. REDMAN

By: [Signature]  
Daniel Kaiser, Vice President

STATE OF FLORIDA  
COUNTY OF Orange

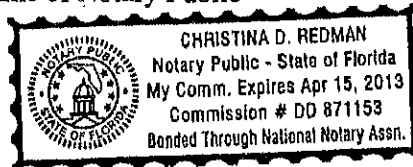
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2011, by Daniel Kaiser as a Vice President of CRM Properties Manager, LLC, a Georgia limited liability company, as the sole member of CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company, on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

Christina D Redman  
Notary Public, State of Florida

Printed Name of Notary Public

My commission expires:



**EXHIBIT A**

**A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'00" EAST, ALONG SAID WEST LINE, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441. (STATE ROAD. NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1279.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 1000.00 FEET; THENCE NORTH 78°52'47" WEST, 1257.95 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPT:**

**A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79° 06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1022.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 257.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 260.82 FEET; THENCE NORTH 73°45'46" WEST, 264.96 FEET, THENCE SOUTH 03°06'22" EAST, PARALLEL WITH SAID EAST LINE, 286.30 FEET TO THE POINT OF BEGINNING.**

Parcel: 03053-001-001

Search Date: 8/7/2014 at 10:12:41 AM - Data updated: 08/07/14

<b>Taxpayer:</b>	HIPP INVESTMENTS LLC	<b>Legal:</b>	COM NW COR SEC S 01 DEG 49 MIN 00 SEC E 1576.08 FT N 88 DEG 33 MIN 13 SEC E 1300.20 FT S 01 DEG 49 MIN 00 SEC E 1347.44 FT POB S 01 DEG 49 MIN 00 SEC E 1000 FT S 79 DEG 06 MIN 59 SEC E 1279.84 FT N 03 DEG 06 MIN 22 SEC W 1000 FT N 78 DEG 52 MIN 47 SEC W 1257.95 FT POB (LESS COM NW COR SEC S 1576.08 FT E 1300.20 FT S 2347.44 FT S 79 DEG E 1022.19 FT POB S 79 DEG E 257.64 FT N 3 DEG W 260.82 FT N 73 DEG W 264.96 FT S 3 DEG E 286.30 FT POB PER OR 2392/782)(LESS COM NW COR SEC S 1576.08 FT E 1300.20 FT S 1347.44 FT S 1000 FT S 79 DEG E 384.75 FT POB S 79 DEG E 332.33 FT NLY ALG CURVE 67.22 FT N 74.59 FT NLY ALG CURVE 148.98 FT N 79 DEG W 301.15 FT S 10 DEG W 287.87 FT POB PER OWNER REQUEST) OR 4076/2345
<b>Mailing:</b>	14610 NW 129TH TER ALACHUA, FL 32615		
<b>Location:</b>			
<b>Sec-Twn-Rng:</b>	9-8-18		
<b>Use:</b>	Tmbr Si 80-89		
<b>Tax Jurisdiction:</b>	Alachua		
<b>Area:</b>	Alachua Commercial		
<b>Subdivision:</b>	Placeholder		

### Assessment History

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Tmbr Si 80-89	5400	915200	0	0	5400	0	5400	0	5400	134.04
2012	Vacant Comm	1164100	1164100	0	0	1164100	0	1164100	0	1164100	28853.04
2011	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29528.23
2010	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29313.63
2009	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29171.06
2008	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	26411.17
2007	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	26303
2006	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29448.61
2005	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	30373.59
2004	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	30670.38
2003	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	31387.3
2002	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	31834.44
2001	Tmbr Si 80-89	5100	1234100	0	0	5100	0	5100	0	5100	139.27

### Land

Use	Zoning	Acres
Timber 2-N	Comm	21
Common Area	Comm	3.69
2013 Certified Land Value: 5400		

### Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
12/28/2011	800000	Yes	No	4076	2345	Special Warranty Deed
11/09/2010	100	Yes	No	3994	1316	Certificate for Title
10/24/2006	7500000	No	No	3487	0778	Warranty Deed
06/19/2000	1400000	Yes	Yes	2296	2823	Warranty Deed



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Tax Collector Home   Search   Reports   Shopping Cart

ATTENTION RenewExpress Customers: Legislation has passed that will reduce the cost of your vehicle registration effective September 1, 2014. For vehicle registrations expiring on or after September 1st, this site will not be able to accept your renewal request until September 1st when the new fees are in effect. To complete your renewal sooner, please visit the DHSMV's Web site. If you have any further questions please feel free to contact the Tax Collector's office at (352) 374-5236.

2012 Roll Details — Real Estate Account #03053 001 001

Real Estate Account #03053 001 001   Parcel details   Latest bill   Full bill history

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: HIPP INVESTMENTS LLC  
14810 NW 129TH TER  
ALACHUA, FL 32615  
Situs: (unknown)

Account number: 03053 001 001  
Alternate Key: 1011278  
Millage code: 1700  
Millage rate: 24.7857

Assessed value: 1,164,100  
School assessed value: 1,164,100

Location is not guaranteed to be accurate.   Property Appraiser - GIS

2012 annual bill	View	Legal description	Location
Ad valorem:	\$28,853.04	COM NW COR SEC 3 01 DEG 49 MIN 00 SEC E 1578.08 FT N 88 DEG 33 MIN 13 SEC E 1300.20 FT S 01 DEG 49 MIN 00 SEC E 1347.44 FT POB S 01 DEG 49 MIN 00 SEC E 1000 FT S 79 DEG 06 MIN 59 SEC E 1279.84 FT N 03 DEG 06 MIN 22 SEC W 1000 FT N 78 DEG 52 MIN 47 SEC W	Book, page, item: -- Geo number: 09-08-18-03053001001 Range: 18 Township: 08 Section: 09
Non-ad valorem:	\$0.00		
Total Discountable:	28853.04		
No Discount NAVA:	0.00		
Total tax:			
Paid 2012-12-05 \$27,698.92 Effective 2012-11-30 Receipt #12-0049263			



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ATTENTION RenewExpress Customers: Legislation has passed that will reduce the cost of your vehicle registration effective September 1, 2014. For vehicle registrations expiring on or after September 1st, this site will not be able to accept your renewal request until September 1st when the new fees are in effect. To complete your renewal sooner, please visit the DHSMV's Web site. If you have any further questions please feel free to contact the Tax Collector's office at (352) 374-5236.

## 2013 Roll Details — Real Estate Account #03053 001 001

Real Estate Account #03053 001 001

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

2012

2011

2010

...

2002

Paid

Paid

Paid

Paid

Paid

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Owner: HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615  
Situs: (unknown)

Account number: 03053 001 001

Alternate Key: 1011315

Millage code: 1700

Millage rate: 24.8241

Assessed value: 5,400

School assessed value: 5,400

*Location is not guaranteed to be accurate.*

Property Appraiser - GIS

### 2013 annual bill

[View](#)

### Legal description

### Location

Ad valorem: \$134.04  
Non-ad valorem: \$0.00  
Total Discountable: 134.04  
No Discount NAVA: 0.00  
Total tax:

COM NW COR SEC S 01 DEG 49 MIN  
00 SEC E 1576.08 FT N 88 DEG 33  
MIN 13 SEC E 1300.20 FT S 01 DEG  
49 MIN 00 SEC E 1347.44 FT POB S  
01 DEG 49 MIN 00 SEC E 1000 FT S  
79 DEG 06 MIN 59 SEC E 1279.34  
FT N 03 DEG 06 MIN 22 SEC W 1000  
FT N 78 DEG 52 MIN 47 SEC W

Book, page, item: --

Geo number: 09-08-18-

03053001001

Range: 18

Township: 08

Section: 09

Paid 2013-11-15 \$128.68

Receipt #13-0016874

**LEGAL DESCRIPTION TAX PARCEL 3053-1-1**

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

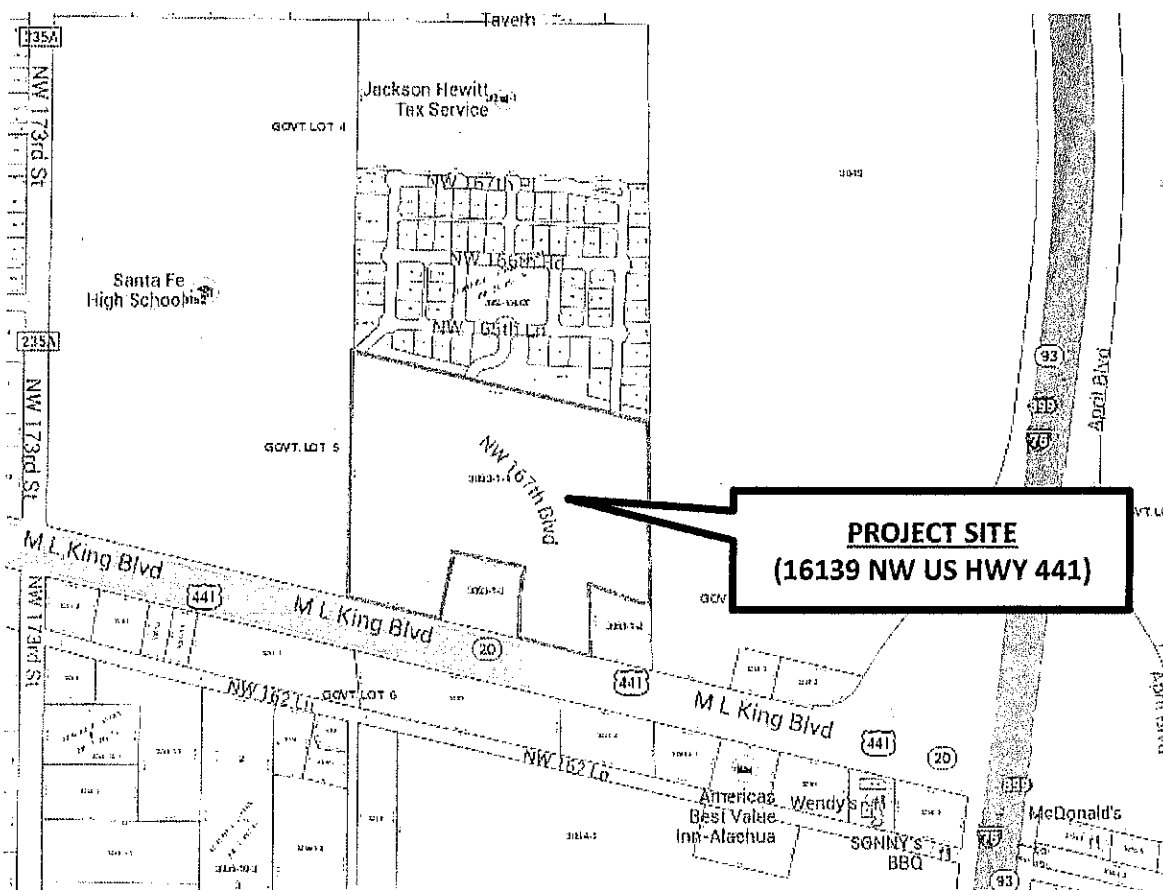
COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.88 FEET TO THE SOUTHWEST CORNER OF HERITAGE OAKS PHASE I, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 79 THROUGH 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'00" EAST, ALONG SAID WEST LINE 999.56 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 & 25, 200' R/W); THENCE SOUTH 79°08'59" EAST, ALONG SAID RIGHT OF WAY LINE, 384.75 FEET; THENCE NORTH 10°53'01" EAST, 287.87 FEET; THENCE SOUTH 79°06'59" EAST, 301.15 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°31'09", AN ARC DISTANCE OF 83.07 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 20°40'42" EAST, 82.98 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°30'51", AN ARC DISTANCE OF 127.01 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 01°10'51" EAST, 123.25 FEET; THENCE NORTH 23°04'34" WEST, 49.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'40", AN ARC DISTANCE OF 94.81 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 36°39'24" WEST, 93.93 FEET; THENCE NORTH 50°14'15" WEST, 203.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°25'53", AN ARC DISTANCE OF 276.08 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 25°31'18" WEST, 267.59 FEET; THENCE NORTH 00°48'21" WEST, 65.62 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY OF SAID HERITAGE OAKS PHASE I; THENCE NORTH 78°52'28" WEST, ALONG SAID SOUTHERLY BOUNDARY, 452.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.73 ACRES (554,578 SQUARE FEET), MORE OR LESS.

# Neighborhood Workshop Notice

Date: August 20th, 2014  
Time: 6:00 p.m.  
Place: Meeting Room A, Alachua Branch Library County  
14913 NW 140 Street, Alachua, FL  
Contact: eda engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed commercial development on approximately 25 acres located at 16139 NW US HWY 441 (parcel number 03053-001-001). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.





03053-010-045 DURATION BUILDERS INC BOX 357665 GAINESVILLE, FL 32635-7665	03053-010-046 BOLANOS & MCKERCHER W/H 16642 NW 167TH DR ALACHUA, FL 32615	03053-010-047 BRANHAM & SANDHOLDT H/W 16622 NW 167TH DR ALACHUA, FL 32615-6497
03053-010-048 JOSEPH LAMUTH 602 PEPPERWOOD DR BREA, CA 92821	03053-010-050 ,	03049-000-000 MEGAHEE ENTERPRISES LTD.,LLLP 2632 NW 43RD ST # 2138 GAINESVILLE, FL 32606
03049-003-000 MURPHY'S LOT LLC 2632 NW 43RD ST STE 2138 GAINESVILLE, FL 32606-7545	03051-001-000 TD BANK NA 104 S MAIN ST GREENVILLE, SC 29601	03052-000-000 SCHOOL BD OF ALACHUA CTY 620 E UNIV AVE 620 E UNIV AVE GAINESVILLE, FL 32601
03053-000-000 SHARLEEN O TRUSTEE CAVACEPPI PO BOX 1325 ALACHUA, FL 32616-1325	03053-001-001 HIP INVESTMENTS LLC 14610 NW 129TH TER ALACHUA, FL 32615	03053-001-002 PROERTIES LTD TALAL PROPERTIES LTD & TAREK 1326 E LUMSDEN RD BRANDON, FL 33511
03053-001-003 RACETRAC PETROLEUM INC 3225 CUMBERLAND BLVD STE 100 ATLANTA, GA 30339	03053-002-000 INDIRA K PATEL 8706 SADDLEHORN DR IRVING, TX 75063	03053-010-000 HERITAGE OAKS-TND LTD 12046 NW 1ST LN GAINESVILLE, FL 32607
03053-010-001 JOHN J STEVENS 16775 NW 165TH LANE ALACHUA, FL 32615	03053-010-002 LLC C & C PROPERTIES & INVESTNENTS 527 TURKEY CREEK ALACHUA, FL 32615	03053-010-003 THOMAS H GRIEVE 16843 NW 165TH LN ALACHUA, FL 32615
03053-010-004 TODD B BROOKS 16873 NW 165TH LN ALACHUA, FL 32615	03053-010-005 RAYSA A LEIVA 5989 SW 112TH WAY COOPER CITY, FL 33330-4558	03053-010-006 KYLE A STANDISH 16648 NW 168TH TER ALACHUA, FL 32615
03053-010-007 TOYA L ROBINSON 16678 NW 168TH TER ALACHUA, FL 32615	03053-010-011 RICHARD STONE 16611 NW 165TH TER ALACHUA, FL 32615	03053-010-012 DAVID B FROMHOLT 16575 NW 165TH TER ALACHUA, FL 32615
03053-010-013 MICHAEL JELMBERG 16545 NW 165TH TER ALACHUA, FL 32615	03053-010-014 NATHANIEL M III FORD 16515 NW 165TH TER ALACHUA, FL 32615	03053-010-015 CHARLES E MITCHELL 16530 NW 165TH TER ALACHUA, FL 32615
03053-010-016 ANE S CARTER 16527 NW 165TH LN ALACHUA, FL 32615	03053-010-017 NYGAARD & STRATTAN 16567 NW 165TH LN ALACHUA, FL 32615	03053-010-018 CHARLES E WALLACE 16621 NW 165TH LN ALACHUA, FL 32615

03053-010-019  
TERRANCE M MANDARINO  
16651 NW 165TH LN  
ALACHUA, FL 32615

03053-010-043  
KINCAID & WUENSTEL JR  
16643 NW 168TH TER  
ALACHUA, FL 32615

03053-010-044  
RALPH G GEPHART  
16623 NW 168TH TER  
ALACHUA, FL 32615

03053-010-051  
AARON A HARRIS  
16609 NW 166TH DR  
ALACHUA, FL 32615

03053-010-053  
RICHARD E JR DAVIS  
16624 NW 165TH TER  
ALACHUA, FL 32615

03053-010-054  
RICHARD B SCHULTZ  
1171 APPIAN WAY  
SANTA ANA, CA 92705

03061-004-001  
THE PANTRY INC  
PO BOX 8019  
GARY, NC 27512-9998

Antoinette Endelicato  
5562 NW 93<sup>rd</sup> Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Bill Atwater  
6017 NW 115<sup>th</sup> Place  
Alachua, FL 32615

Tom Gorman  
9210 NW 59<sup>th</sup> Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93<sup>rd</sup> Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

John Tingle  
333 Turkey Creek  
Alachua, FL 32615

TCMOA  
Attn: President  
1000 Turkey Creek  
Alachua, FL 32615

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

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

Laura Williams  
12416 NW 148<sup>th</sup> Avenue  
Alachua, FL 32615

Jeanette Hinsdale  
PO Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126<sup>th</sup> Avenue  
Alachua, FL 32615

Lynda Coon  
7216 NW 126<sup>th</sup> Avenue  
Alachua, FL 32615

*Henry Stone, a key figure in careers of Ray Charles and James Brown, dead at 93*

 **ASK**

My father: Daily & Sunday 54 54  
 1923-25 91 years (Rat's Tail)  
 1925-26 and transport (Rat's Tail)

## Daniel Radcliffe embraces indies, but 'Potter' proves hard to shake

# Jancie

**PUBLIC NOTICE**

**It Works!**

 **ASK**

Use for  
Aug. 76


# Jancie

**PUBLIC NOTICE**

**It Works!**

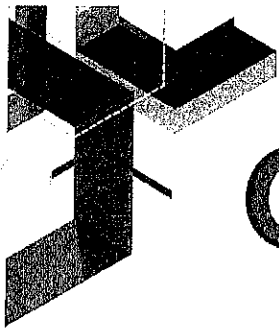
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Alachua Market Place  
City of Alachua, Florida

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Neighborhood Meeting, August 20, 2014

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Meeting Started: 6:00 PM

Community Participants: 11

Location: Alachua Branch Library – Meeting Room A

Attendees: See Sign-In Sheet

Project Representatives:

Petitioner Representatives: Sergio Reyes, eda  
Tom Murray, WindCrest Companies  
Craig Buchanan, WindCrest Companies

Meeting Minutes:

Sergio Reyes, project engineer, introduced the project and the proposed Development Plan application. He indicated that this is a proposed commercial building with grocery store and additional retail space. He then opened the discussion for questions.

- Q: Where will the building be located in relation to the subdivision?  
A: The building will leave plenty of space between the building and subdivision-exact dimensions are not finalized.
- Q: How will the building be placed in relation to the steep grad of the site and road?  
A: The building will end up ~10 feet lower than the houses in the subdivision. Regrading will take place on site as part of construction.
- Q: Why is the building not rotated to front 167<sup>th</sup> Blvd, facing east?  
A: Retailers generally prefer frontage on the major road, in this case, US HWY 441.

Q: Have you spoken with the school about a connection?

A: There have been conversations, but no final decision has been made.

Neighborhood residents noted that students parking in their Heritage Oaks has been a problem in the past.

Q: Will this project affect the existing fence around the school and wall around the neighborhood?

A: The existing walls and fences will remain. No new walls or fences are proposed.

Q: How much will the landscape and trees on site be affected?

A: The majority of the trees on site will remain. The project will meet all city requirements for landscaping.

Q: How much traffic will there be? How many trucks? Will 167<sup>th</sup> become congested?

A: The project engineer reviewed the traffic circulation plan and highlighted the primary entrance/exits from the development and the drive through pharmacy. Most traffic will use the first entrance into the shopping center and not follow the road back to the neighborhood. Only 2-3 truck trips a day are expected. A traffic light will be added at the intersection, making it easier and safer to exit from 167<sup>th</sup> onto 441.

Q: Who are the tenants for the building?

A: No tenants have been confirmed. A supermarket and likely a restaurant, with additional retail space will occupy the building.

Neighbors requested a Starbucks.

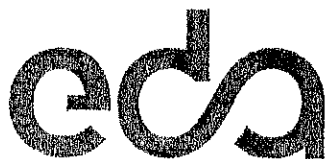
Q: When will construction start?

A: Plans are to start construction in January 2015, with the store opening fall of 2015

## Neighborhood Meeting Sign-In Sheet

Wednesday, August 20, 2014; 6:00 pm

[illegible]



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## **Statement of Proposed Uses**

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The proposed Alachua Research Park is designed to provide research and development space to local companies. This proposed building is phase 1 of a larger development on the site.

## **Comprehensive Plan Consistency**

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### **Vision 2020:**

#### ***III. Goals to Implement the Vision***

##### ***Goal One: 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 Publix Market Place will support and contribute to the type of commercial development that the City of Alachua encourages. The proposed facility will increase the number of job opportunities in the area.

#### **Future Land Use Element:**

##### **Objective 1.3: Commercial**

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



**Consistency:** The proposed Alachua Market Place will serve the intent of the Commercial land use designation, as it will provide access to goods and services for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.3.b and 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, motels;*
- 7. Commercial shopping centers;*
- 8. Auto-oriented uses;*
- 9. Traditional Mixed-use Neighborhood Planned Developments;*
- 10. Employment Center Planned Developments;*
- 11. Commercial recreation centers;*
- 12. Office/business parks;*
- 13. Limited industrial services;*
- 14. Eating Establishments*

**Consistency:** The proposed Alachua Market Place will serve the intent of the Commercial land use category. The site is a commercial shopping center that includes retail sales and service outlets and eating establishments.

*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 development will include enhancements to the intersection at NW 167<sup>th</sup> Blvd and US Hwy 441 and a proposed traffic signal at the intersection. The site plan includes a number of sidewalks for non-vehicular access to the site and additional driveways for vehicular access.

- 2. Buffering from adjacent existing/potential uses;*

**Consistency:** A 15 foot rear setback is shown between the site and adjacent residential properties. There is also a 50 foot landscape buffer on the south side of the Heritage Oaks development.

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

**Consistency:** The proposed building exceeds the 10% required open space and has less than a 0.50 floor area ratio.

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

**Consistency:** Plans include a detailed stormwater management plan and design details for an on-site basin area.

5. *Placement of signage;*

**Consistency:** The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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;*

**Consistency:** The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

**Consistency:** Delivery vehicles will use a driveway and access point to the rear of the proposed building to avoid conflicts. The parking area and drive aisles include sidewalks and crosswalks to ensure safe on-site circulation for vehicular and non-vehicular traffic.

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

**Consistency:** The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

**Consistency:** There are no unique features or resources associated with this site. Therefore, this policy is not applicable.

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

**Consistency:** Site plans comply with the design standards in Section 6.8, Large retail design standards.

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

**Consistency:** The commercial use on site has less than a 0.50 floor area ratio.

*Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:*

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible*

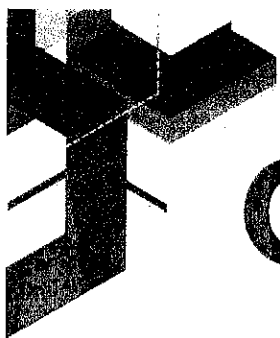
**Consistency:** The development will include enhancements to the intersection at NW 167<sup>th</sup> Blvd and US Hwy 441 and a proposed traffic signal at the intersection. The site plan includes a number of sidewalks for non-vehicular access to the site and additional driveways for vehicular access, some of which are shared access points for the outparcels near the proposed building.

2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.*

**Consistency:** The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations. A 15 foot rear setback is shown between the site and adjacent residential properties. There is also a 50 foot landscape buffer on the south side of the Heritage Oaks development.

3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

**Consistency:** Site plans include a comprehensive network of sidewalks to provide convenient access to surrounding residents and reduce traffic volumes on roadways.



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## Concurrency Impact Analysis Alachua Market Place

This proposed building will provide 56,000 square feet for commercial/retail use, including a grocery store.

**Stormwater:** A detailed stormwater management plan is included with this submittal. The proposed stormwater system is designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

### **Potable Water:**

*Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.*

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

**Project Impact:** For the 46,500 square foot grocery store, please see attached tables with data from similar sized stores for a detailed average use, approximately 0.07 gallons/square foot, for a total of 3,255 G.P.D. For the remaining 10,400 square feet of commercial development, it is estimated that approximately 10 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 56,000 square foot building will generate approximately 4,295 G.P.D., based on this calculation (46,500 SF \* 0.07 gallons/SF) + (10,400 SF \* 0.1 gallons/SF) = 4,295 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Table 3. Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,140,000
Reserved Capacity <sup>2</sup>	95,193
Alachua Market Place	4,295
<b>Residual Capacity</b>	<b>1,060,512</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>53.89%</b>
Sources:	
1. City of Alachua Public Services Department, April 2014	
2. Table 1(City of Alachua Development Monitoring Report, Aug 2014)	

### **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:* For the 46,500 square foot grocery store, please see attached tables with data from similar sized stores for a detailed average use, approximately 0.07 gallons/square foot, for a total of 3,255 G.P.D. For the remaining 10,400 square feet of commercial development, it is estimated that approximately 10 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 56,000 square foot building will generate approximately 4,295 G.P.D., based on this calculation (46,500 SF \* 0.07 gallons/SF) + (10,400 SF \* 0.1 gallons/SF) = 4,295 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

<b>Table 4. Sanitary Sewer Impacts</b>	
<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows <sup>1</sup>	595,000
Reserved Capacity <sup>2</sup>	68,743
Alachua Market Place	4,295
<b>Residual Capacity</b>	<b>561,962</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.31%</b>
<i>Sources:</i>	
1. City of Alachua Public Services Department, April 2014	
2. Table 1(City of Alachua Development Monitoring Report, Aug 2014)	

### **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 672 pounds of solid waste will be generated per day (56,000 SF / 1,000 SF x 12 = 672 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 6. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	37,200.00	6,789.00
Reserved Capacity <sup>2</sup>	3,678.22	671.28
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, University of Florida, *Estimates of Population by County and City in Florida, January 15, 2014; Policy 2.1.a, CFNGAR Element*

Formula: 9,300 persons x 0.73 tons per year

2. Table 1(City of Alachua Development Monitoring Report, Aug 2014)

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, April 2013

### Traffic:

The proposed use of the project site for commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadways. The detailed analysis is provided in the attached Traffic Impact Analysis Report prepared by Traffic Planning and Design, Inc. in March 2014 and is supplemented by the attached memo and charts with a detailed traffic impact analysis for the affected roadway segments.

### **Trip Generation Summary Alachua Market Place**

ITE Code	Land Use	Study	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
850	Supermarket	46,031 sf	102.24	4,706	9.48	222	214	436
826	Retail Shops/Stores	9,100 sf	44.32	403	2.71	11	14	25
Total Trips				5,109		233	228	461
Pass-by Trips (25% of Total)				1,277		38	57	115
Total Net New Trips				3,832		175	171	346

Clarksville, TN 37043-7201	Document Date	Begin Date	End Date	Store #	Type of Service	Days	Use
0077336301	09/27/2012	09/13/2012	09/17/2012	Store 1425	WATER/SEWER	5	23,800
	10/25/2012	09/18/2012	10/16/2012	Store 1425	WATER/SEWER	28	97,500
	11/15/2012	10/19/2012	11/15/2012	Store 1425	WATER/SEWER	31	101,000
	12/17/2012	11/16/2012	12/17/2012	Store 1425	WATER/SEWER	32	105,500
	01/17/2013	12/18/2012	01/17/2013	Store 1425	WATER/SEWER	31	99,800
	02/19/2013	01/18/2013	02/18/2013	Store 1425	WATER/SEWER	33	110,000
	03/20/2013	02/20/2013	03/20/2013	Store 1425	WATER/SEWER	29	98,400
	04/17/2013	03/21/2013	04/17/2013	Store 1425	WATER/SEWER	28	92,600
	05/16/2013	04/18/2013	05/16/2013	Store 1425	WATER/SEWER	29	103,000
	06/18/2013	05/17/2013	06/18/2013	Store 1425	WATER/SEWER	33	115,000
	08/14/2013	06/19/2013	07/14/2013	Store 1425	WATER/SEWER	26	103,500
					Total	395	1042,800
					Average Daily Usage (GPD)		3,419
				48031	Per SF		0.074
Conyers, GA 30094							
477586198704	07/17/2012	06/04/2012	07/06/2012	Store 1411	WATER/SEWER	33	13,000
	08/15/2012	07/07/2012	08/06/2012	Store 1411	WATER/SEWER	31	73,000
	09/18/2012	08/07/2012	09/11/2012	Store 1411	WATER/SEWER	36	142,000
	10/15/2012	09/12/2012	10/04/2012	Store 1411	WATER/SEWER	23	42,000
	11/14/2012	10/05/2012	11/06/2012	Store 1411	WATER/SEWER	33	101,000
	12/14/2012	11/07/2012	12/05/2012	Store 1411	WATER/SEWER	29	90,000
	01/12/2013	12/06/2012	01/04/2013	Store 1411	WATER/SEWER	30	104,000
	02/08/2013	01/05/2013	02/05/2013	Store 1411	WATER/SEWER	32	111,000
	03/08/2013	02/06/2013	03/05/2013	Store 1411	WATER/SEWER	28	99,000
	04/06/2013	03/06/2013	04/02/2013	Store 1411	WATER/SEWER	28	99,000
	05/06/2013	04/03/2013	04/29/2013	Store 1411	WATER/SEWER	27	99,000
	06/06/2013	04/30/2013	05/31/2013	Store 1411	WATER/SEWER	32	119,000
	07/09/2013	06/01/2013	07/02/2013	Store 1411	WATER/SEWER	32	113,000
	08/06/2013	07/03/2013	08/05/2013	Store 1411	WATER/SEWER	34	124,000
					Total	428	1,529,000
					Average Daily Usage (GPD)		3,106
				48031	Per SF		0.067
Pell City, AL 36126-2826							
23991	12/29/2011	11/18/2011	12/12/2011	Store 1391	WATER/SEWER	25	36,000
	01/31/2012	12/13/2011	01/11/2012	Store 1391	WATER/SEWER	30	71,400
	02/28/2012	01/12/2012	02/16/2012	Store 1391	WATER/SEWER	36	86,600
	03/17/2012	02/17/2012	03/17/2012	Store 1391	WATER/SEWER	30	89,900
	05/07/2012	03/18/2012	04/17/2012	Store 1391	WATER/SEWER	31	73,800
	05/31/2012	04/18/2012	05/16/2012	Store 1391	WATER/SEWER	29	69,900
	06/29/2012	05/17/2012	06/12/2012	Store 1391	WATER/SEWER	27	67,000
	07/13/2012	06/13/2012	07/16/2012	Store 1391	WATER/SEWER	34	53,700
	08/31/2012	07/17/2012	08/16/2012	Store 1391	WATER/SEWER	31	74,600
	09/28/2012	08/17/2012	09/13/2012	Store 1391	WATER/SEWER	28	68,000
	11/15/2012	09/14/2012	10/16/2012	Store 1391	WATER/SEWER	33	79,700
	11/30/2012	10/17/2012	11/16/2012	Store 1391	WATER/SEWER	31	72,600
	12/27/2012	11/17/2012	12/14/2012	Store 1391	WATER/SEWER	29	64,100
	01/13/2013	12/15/2012	01/16/2013	Store 1391	WATER/SEWER	33	60,700
	03/19/2013	01/17/2013	02/14/2013	Store 1391	WATER/SEWER	29	65,800
	03/28/2013	02/15/2013	03/15/2013	Store 1391	WATER/SEWER	29	78,800
	04/30/2013	03/16/2013	04/16/2013	Store 1391	WATER/SEWER	32	88,200

	05/31/2013	04/17/2013	05/16/2013	Store 1391	WATER/SEWER	39	72,400
	06/27/2013	05/17/2013	06/18/2013	Store 1391	WATER/SEWER	33	87,400
	07/30/2013	06/19/2013	07/16/2013	Store 1391	WATER/SEWER	28	76,000
					Total	607	1,426,100
					Average Daily Usage (GPD)		2,349
				46031	Per SF		0.051
Lexington, SC 29072-8347							
26782	01/15/2012	11/30/2011	12/28/2011	Store 1383	WATER	29	83,000
	02/15/2012	12/29/2011	01/26/2012	Store 1383	WATER	29	86,000
	03/15/2012	01/27/2012	02/26/2012	Store 1383	WATER	33	104,000
	04/15/2012	02/29/2012	03/27/2012	Store 1383	WATER	28	88,000
	05/15/2012	03/26/2012	04/26/2012	Store 1383	WATER	30	88,000
	06/15/2012	04/27/2012	05/29/2012	Store 1383	WATER	33	107,000
	07/15/2012	05/30/2012	06/26/2012	Store 1383	WATER	30	93,000
	08/15/2012	06/29/2012	07/26/2012	Store 1383	WATER	28	87,000
	09/15/2012	07/27/2012	08/27/2012	Store 1383	WATER	32	101,000
	10/15/2012	08/28/2012	09/27/2012	Store 1383	WATER	31	96,000
	10/29/2012	09/28/2012	10/29/2012	Store 1383	WATER	32	104,000
	12/15/2012	10/30/2012	11/27/2012	Store 1383	WATER	29	90,000
	01/15/2013	11/29/2012	12/27/2012	Store 1383	WATER	30	95,000
	02/15/2013	12/28/2012	01/29/2013	Store 1383	WATER	33	110,000
	03/15/2013	01/30/2013	02/26/2013	Store 1383	WATER	28	94,000
	04/15/2013	02/27/2013	03/26/2013	Store 1383	WATER	28	96,000
	05/15/2013	03/27/2013	04/29/2013	Store 1383	WATER	34	123,000
	06/15/2013	04/30/2013	05/28/2013	Store 1383	WATER	29	106,000
	08/15/2013	06/25/2013	07/29/2013	Store 1383	WATER	35	125,000

Total	581	1,878,000
Average Daily Usage (GPD)		3,232
46031	Per SF	0.070

Combined Average Usage Per SF	0.066
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TO: Justin Tabor, AICP

FROM: Turgut Dervish, P.E.

DATE: October 13, 2014

RE: **Alachua Marketplace**  
Alachua, Florida  
TPD No 4506

We have prepared the attached table addressing the remaining insufficiency of the Concurrency Impact Analysis. The table shows the proposed development's impact to the transportation facilities identified in the Comprehensive Plan Transportation Element. Attached also is trip generation and trip distribution information obtained from the TIA prepared for the Alachua Market Place.

Please call if you have any questions or need additional information.

**Traffic Impact Analysis  
Alachua Market Place**

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity*		Remaining Capacity	Percentage of Capacity Utilized
						Percent**	Trips		
<i>Interstate</i>			Min LOS Std: C						
I-75 (6, 7)	From NCL of Alachua to US 441	AADT	85,600	33,821	580	2%	77	51,322	40.04%
		Peak Hour	7,710	3,202	48	2%	7	4,453	42.24%
I-75 (7, 6)	From US 441 to SCL of Alachua	AADT	85,600	52,374	580	16%	613	32,033	62.58%
		Peak Hour	7,710	4,988	48	16%	55	2,619	66.03%
<i>State Roads</i>			Min LOS Std: D						
U.S. Hwy 441 (16, 3/4)	From NW 126th to SR 235	AADT	35,500	16,739	1,122	15%	575	17,084	51.93%
		Peak Hour	3,200	1,762	94	15%	52	1,292	59.63%
U.S. Hwy 441 (13 & 14 & 15, 5)	From SR 235 to NCL of Alachua	AADT	35,500	18,953	3,712	59%	2,261	10,574	70.21%
		Peak Hour	3,200	1,995	316	59%	204	685	78.59%
U.S. Hwy 441 (16, 6)	From CR 25A to NW 126th Ave	AADT	35,500	16,739	892	13%	498	17,371	51.07%
		Peak Hour	3,200	1,762	82	13%	45	1,311	59.03%
U.S. Hwy 441 (17, 7)	From MPO Boundary to CR 25A	AADT	35,500	15,561	1,376	9%	345	18,218	48.68%
		Peak Hour	3,200	1,638	131	9%	31	1,400	56.25%
SR 235 (136, 8)	From CR 2054 to US 441	AADT	16,200	8,569	192	8%	307	7,132	55.98%
		Peak Hour	3,200	902	17	8%	27	2,254	29.66%
SR 235 (137 & 138, 9)	From US 441 to NCL of Alachua	AADT	16,200	5,957	133	5%	192	9,918	38.78%
		Peak Hour	3,200	627	52	5%	17	2,504	21.75%
<i>County Facilities</i>			Min LOS Std: D						
CR 2054 West	West of SR 235	AADT	14,580	3,697	38	0%	0	10,845	25.62%
		Peak Hour	1,314	411	11	0%	0	892	32.12%
CR 2054 East	East of SR 235	AADT	14,580	1,747	332	0%	0	12,501	14.26%
		Peak Hour	1,314	194	3	0%	0	1,117	14.99%
CR 235A South	South of US 441	AADT	14,580	4,118	119	13%	498	9,845	32.48%
		Peak Hour	1,314	458	10	13%	45	801	39.04%
CR 235A North	North of US 441	AADT	14,580	1,789	0	2%	77	12,714	12.80%
		Peak Hour	1,314	161	0	2%	7	1,146	12.79%
CR 235	SCL to CR 241	AADT	14,580	3,587	0	0%	0	10,953	24.60%
		Peak Hour	1,314	399	0	0%	0	915	30.37%

Note: Segment definition, Comp Plan MSV, Existing Traffic and Reserved Trips obtained from the City's Development Monitoring Report

\*Obtained from the TIA prepared for the Alachua Market

\*\* Highest trip percentage on the segment

**Trip Generation Summary  
Alachua Market Place**

ITE Code	Land Use	Study	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
850	Supermarket	46,031 sf	102.24	4,706	9.48	222	214	436
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Total Trips				5,109		233	228	461
Pass-by Trips (25% of Total)				1,277		38	57	115
Total Net New Trips				3,832		175	171	346

# Project Trip Distribution Alachua Publix



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**JOINT APPLICATION FOR  
INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT/  
AUTHORIZATION TO USE STATE-OWNED  
SUBMERGED LANDS/  
FEDERAL DREDGE AND FILL PERMIT**

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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION/  
WATER MANAGEMENT DISTRICTS/  
U.S. ARMY CORPS OF ENGINEERS

Effective October 1, 2013



### INSTRUCTIONS FOR USE OF THIS FORM:

This form is designed to assist you in submitting a complete application. All applications must include Section A-General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities, and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbook Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C. and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

### What Sections of the Application Must I Fill Out?

Does the project involve....	Section						
	A- General Information	B- Single Family Projects	C- Wetlands and other Surface Waters	D- Structures or Works in Surface Waters	E- Stormwater Management System	F- State-owned Submerged Lands	G- Mitigation Banks
Fill in wetlands or waters for a single family residence?	X	X					
Docks, shoreline stabilization, seawalls associated with a single family residence?	X	X				X, if applicable	
Wetland impacts (other than associated with an individual residence)?	X		X				
Boating facilities, a marina, jetty, reef, or dredging?	X		X	X		X if applicable	
Any work on state owned submerged land?	X		X			X	
Construction of a stormwater management system?	X		X, if applicable		X		
Constructing a mitigation bank?	X		X		X, if applicable		X
Creating a mine?	X		X, if applicable				X

*Note- if you are required to provide Section B, then you do not have to provide any other Sections, unless the activities are on state-owned submerged lands. In that case, Section F will also be required.*

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

## Section A: General Information for All Activities

### PART 1: NAME, APPLICATION TYPE, LOCATION, AND DESCRIPTION OF ACTIVITY

A. Name of project, including phase if applicable: **Alachua Marketplace**

B. This is for (check all that apply):

- ☒ Construction or operation of **new** works, activities and/ or a stormwater management system
- ☐ **Conceptual Approval** of proposed works, activities and/ or a stormwater management system
- ☐ Modification or Alteration of **existing** works activities and / or a stormwater management system. Provide the existing DEP or WMD permit #, if known: \_\_\_\_\_ Note: Minor modifications do not require completion of this form, and may instead be requested by letter.
- ☐ **Maintenance or repair** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD Provide existing permit #, if known: \_\_\_\_\_
- ☐ Abandonment or removal of works, activities and/ or stormwater management system Provide existing DEP or WMD permit #, if known: \_\_\_\_\_
- ☐ Operation of an **existing unpermitted** stormwater management system.
- ☐ Construction of additional phases of a permitted work, activity and/ or stormwater management system. Provide the existing DEP or WMD permit #, if known: \_\_\_\_\_

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections. Please also reference Applicant's Handbooks I and II for the type of information that may be needed.**

- ☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a Noticed General Permit: **Provide the information requested in Section B. Do not complete Section C.**
- ☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/ enhancement. Provide the information requested in Section C.*
- ☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
- ☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F**

☒ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**

☐ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**

☐ Mines (as defined by in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**

☐ Other, describe: \_\_\_\_\_ Please contact the Agency to determine which additional sections of the application are needed. See Attachment 1 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: **The proposed development consists of a grocery store, associated retail, as well as paving, grading, utility, and connectivity improvements. The proposed stormwater conveyance system consists of three drainage areas. Drainage Area One and Two each contain a dry detention system which discharge to a pre-existing sinkhole. Drainage Area Three sheet flows to the southeast, as in pre-existing conditions.**

E. For activities in, on, or over wetlands or other surface waters, check the type of federal dredge and fill permit requested (if known): ☐ Individual ☐ Programmatic General permit #: SAJ

☐ General ☐ Nationwide permit #:NWP ☒ Not Applicable ☐  
Not sure

F. Project/Activity Street/Road Address or other location (if applicable): **16139 NW US HWY 441**  
City: **Alachua** County(ies): **Alachua** Zip: **32615**

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

G. Project location map and Section, Township, and Range information (use additional sheets if needed):  
**Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.**

Land Grant name, if applicable:

Section(s): 9 Township: 8S Range: 18E

H. Latitude (DMS) **294116** Longitude (DMS) **823116** (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource):  
**Google Earth**

I. Tax Parcel Identification Number(s): **03053-001-001**



[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

- J. Directions to Site (from major roads; include distances and landmarks as applicable):
- K. Project area or phase area: 10.46 acres
- L. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:

Receiving Waterbody	Class Type	Outstanding Florida Water	Aquatic Preserve
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*The following questions (M-O) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.*

- M. Is it part of a larger plan of development or sale? ☐ yes ☒ no
- N. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable): 6.57 acres or square feet
- O. Volume of water the system is capable of impounding (if applicable): 5.36 acre- feet.

**PART 2: SUPPLEMENTAL INFORMATION, AND PERMIT HISTORY**

- A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☐ Yes ☒ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/ APPLICATION NO.	PROJECT NAME

- B. Indicate if there have been any *pre-application meeting(s)* or other discussions about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

- C. *Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.* Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. *Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.* However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.

- D. Processing Fee: ***Please submit the application processing fee along with this application form and supplemental information.*** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Attachment 3 to determine the appropriate fee.

### PART 3: APPLICANT AND ASSOCIATED PARTIES INFORMATION

Instructions: Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3 (d) of Applicant's Handbook Volume I. Please attach evidence of sufficient real property interest over the land upon which the activities subject to the application will be conducted, including mitigation (if applicable). Refer to Section 4.2.3 (d) for acceptable ownership or real property interest documentation. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

<b>A. APPLICANT (ENTITY MUST HAVE SUFFICIENT REAL PROPERTY INTEREST)</b> <input type="checkbox"/> <b>THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION</b>			
Name: Last: Albertson		First: Lisa	Middle:
Title:		Company: HIPP Investments LLC	
Address: 14610 NW 129th Terrace,			
City: Alachua		State: FL	Zip: 32615
Home Telephone: 3523733541		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address: sreyes@edafl.com			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			
<b>B. LAND OWNER(S) (IF DIFFERENT OR IN ADDITION TO APPLICANT)</b> <input type="checkbox"/> <b>CHECK HERE IF LAND OWNER IS ALSO A CO-APPLICANT</b>			
Name: Last:		First:	Middle:
Title:		Company:	
Address:			
City:		State:	Zip:
Home Telephone:		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			
<b>C. OPERATION AND MAINTENANCE ENTITY</b> (see Applicant's Handbook I, Section 12.3)			
Entity Name:		Contact: Last:	First: Middle:
Title:		Company:	
Address:			
City:		State:	Zip:
Home Telephone:		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			

<b>D. CO-APPLICANT (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)</b>		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
<b>E. ENGINEERING CONSULTANT</b> <input checked="" type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last: Reyes	First: Sergio	Middle:
Title:	Company: EDA	
Address: 2404 NW 43rd St,		
City: Gainesville	State: FL	Zip: 32606
Home Telephone: 352-373-3541	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address: mdickey@edafl.com		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
<b>F. ENVIRONMENTAL CONSULTANT</b> <input type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
<b>G. AGENT AUTHORIZED TO SECURE PERMIT (IF DIFFERENT FROM CONSULTANT)</b> <input type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		

*If necessary, please add additional pages for other contacts and property owners related to this project.*

### Additional Addresses

<b>Applicant</b>	
------------------	--

<b>Land Owner</b>	
-------------------	--

<b>Operation and Maintenance Entity</b>	
---	--

<b>Engineering Consultant</b>	
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<b>Environmental Consultant</b>	
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<b>Agent</b>	
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<b>Compliance Entity</b>	
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<b>Consultant</b>	
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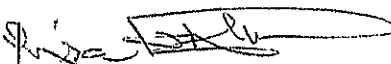
**PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY**

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

**C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE):**

I hereby designate and authorize to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Lisa Albertson

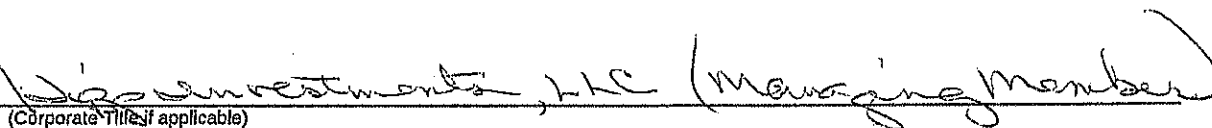


9/9/14

Typed/Printed Name of Applicant

Signature of Applicant

Date

  
(Corporate Title, if applicable)

**PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY**

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

**B. AUTHORIZATION FOR STAFF TO ACCESS TO THE PROPERTY:**

I certify that:

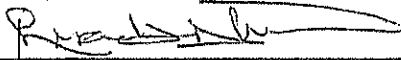
☐ I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Lisa Albertson

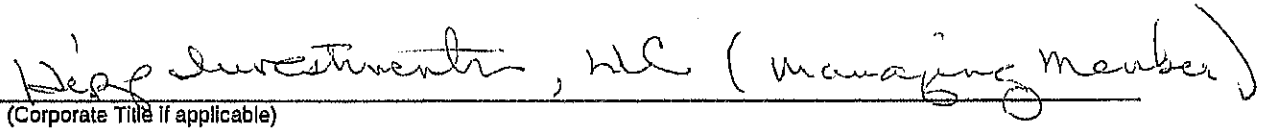
Typed/Printed Name



Signature

9/2/14

Date

 (Managing Member)

(Corporate Title if applicable)

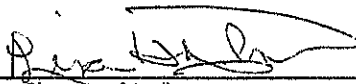
**PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY**

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A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Lisa Albertson

Typed/Printed Name of Applicant



Signature of Applicant

9/9/14

Date

Highland Creek, LLC (Managing Member)

(Corporate Title, if applicable)



WINDCREST ACQUISITIONS, LLC  
605 E. ROBINSON ST., STE 340  
Orlando, FL 32801

SUNTRUST BANK  
63-215631

1093

PAY TO THE ORDER OF Suwanee River Water Management District

Two Thousand One Hundred Ten and 00/100 \$ 2,110.00

DOLLARS

Suwanee River Water Management District

MEMO

Alachua Market Place Publix Permit App fee

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001093⑆ ⑆063102152⑆1000156391855⑆

WINDCREST ACQUISITIONS, LLC

1093

Suwanee River Water Management District

Date 9/10/2014  
Type Bill  
Reference permit

9/10/2014

Discount

Balance Due 2,110.00

Original Amt 2,110.00

Check Amount

Payment 2,110.00  
2,110.00

Suntrust Bank

Alachua Market Place Publix Permit App fee

2,110.00

November 16, 2001

**John Hasting, P.E.**  
Water Resources Engineer  
Suwannee River Water Management District  
9226 CR 40  
Live Oak, FL 32060

Re: **Alachua Gateway Center**  
**Alachua County**  
**Permit No. ERP01-0042**

Mr. Hasting:

This letter is to request an approval for a non-substantial modification to the referenced permit. Enclosed please find three sets of drawings and drainage design notes for Alachua Gateway Center. Due to field conditions the alignment of the access road has been modified; however, the drainage improvements remained the same. This development was permitted by SRWMD, Permit No. ERP01-0042 on June 06, 2001. The permit contains 37.65 acres of drainage area, including 5.64 acres of impervious area. The design criteria require a future post-development runoff coefficient of 0.74 (Areas 9 & 10). The development maintains a runoff coefficient of 0.62 (Areas 17 & 18), an impervious area of 4.86 acres, which is less than the allowable per permitted master plan. See drainage design notes.

Total drainage area (Acres)	Approved impervious area (Acres)	Proposed impervious area (Acres)
37.65	5.64	4.86

Please do not hesitate to contact me with any questions regarding this project.

Sincerely,

Sergio Reyes, P.E.  
Encl.



2404 N.W. 43rd Street  
Gainesville, Florida 32606  
Phone: (352) 373-3541  
Fax: (352) 373-7249  
Email: EDA@Atlantic.net

## DRAINAGE DESIGN NOTES

1. Project Name: ALACHUA GATEWAY CENTER
  
2. Project Location:  
  
County: Alachua  
Section: 9 Township: 8S Range: 18E  
General Location: Located on US441 west of I-75 and located on the east side of the Santa Fe High School.
  
3. General Project Information:
  - a. Project Description: Construction of access road and a master drainage plan with associated paving, utility and drainage improvements.
  - b. Utilities: To be provided by City of Alachua.
  
4. Design Criteria
  - a. City of Alachua Control 100-year storm event at pre-development discharge rates.
  - b. Suwannee River Water Management District (SRWMD) Meet requirements of 40B-4.
  
5. Site Soils Information

Universal Engineering conducted a subsurface investigation on the proposed site and summarize their findings in the reports dated March 20, 2000 and May 9, 2000. A copy of the reports are provided in Attachment No. A

6. **Drainage Design Description**

The project consists in the construction of access road and a master drainage plan with associated paving, drainage, and utility improvements.

Due to the field conditions, the alignment of the road has been modified; therefore the site is divided in 20 drainage areas, with 17 areas discharging into an active sinkhole and 3 areas discharging outside the project site.

The characteristics of the paving, utility and drainage improvements remain the same as the approved master plan.

A. Pre-development Conditions:

- a.) Area 1 to Area 16 discharge into the active sinkhole.
- b.) Areas 19, 20 and some portion of 18 discharge outside of the project site.
- c.) Areas 17 and some portion of 18 and 19 discharge into the active sinkhole.

B. Postdevelopment Systems:

a.) Drainage Areas 1 to 16:

Each area will have its own stormwater system to collect and treat the runoff from future development. Each system will discharge at pre-development conditions into the piping system installed in the right-of-way of the main roadway and the pipe will discharge the flow into the existing sinkhole.

b.) Drainage Areas 17 & 18:

The stormwater system will collect and treat the runoff from the proposed road (Area 17) and the future development of Area 18. The portion of Area 18 that discharges off-site the project was included in this stormwater system while the portion of Area 19 that discharge into the sinkhole was included in the stormwater system for Area 19.

The basin will discharge into the sinkhole at pre-development conditions.

c.) Drainage Area 19:

The stormwater system will collect and treat the runoff from the future development. The system will discharge at pre-development conditions off-site the project into a ditch running south on the east property line.

d.) Drainage Area 20:

Each area will have its own stormwater system to collect and treat the runoff from future development. Each system will discharge at pre-development conditions off-site the project into a ditch running south on the east property line.

The drainage system is designed to provide retention of the 100-year critical storm and provide water quality treatment volumes per SRWMD criteria. The basins are designed so that post-development discharge rates does not exceed pre-development discharge rates.

Because of the restrictive soil conditions a Vertical Volume Recovery Structure (VVRS) will be used for the recovery of the basin and the discharge is calculated using the curve presented in Attachment C.

7. **Drainage Design Analysis**

a. **Drainage areas**

***Predevelopment Conditions***

**Areas discharging into sinkhole**

Drainage Areas	Area (Acres.)	Runoff Coeff. (C)
Area No. 1 (off-site)	9.07	0.20
Area No. 2	1.20	0.20
Area No. 3	6.58	0.20
Area No. 4	0.85	0.20
Area No. 5	2.51	0.20
Area No. 6	0.99	0.20
Area No. 7	3.94	0.20
Area No. 8	2.48	0.20
Area No. 9	1.03	0.20
Area No. 10	1.38	0.20
Area No. 11	0.12	0.20
Area No. 12	1.20	0.20
Area No. 13	1.37	0.20
Area No. 14	1.39	0.20
Area No. 15	2.54	0.20
Area No. 16	1.44	0.20
<b>Total drainage area</b>	<b>38.09</b>	<b>0.20</b>

**Areas discharging off-site**

Drainage Areas	Area (Acres.)	Runoff Coeff. (C)
Area No. 19	3.41	0.20
Area No. 20	2.96	0.20
<b>Total drainage area</b>	<b>6.37</b>	<b>0.20</b>

*Post-development Conditions*

**Areas No.17 & 18**

Description	Area (s.f.)	Area (Acres)	Runoff Coeff. (C)
Impervious (area 17)	51,206	1.18	0.90
Open (area 17)	71,077	1.63	0.20
Impervious (area 18)	47,939	1.10	0.90
Open (area 18)	21,668	0.50	0.20
Road R/W (area 18)**	8,891	0.20	0.61
Basin Area	30,166	0.69	1.00
Total Area*	230,947	5.30	0.62

\* The approved designed criteria required a runoff coefficient of 0.74. The proposed runoff coefficient is 0.62, which is less than allowable per the permitted development.

\*\* Impervious area for Road B is 0.12 Acres

**Area No.19**

Description	Area (s.f.)	Area (Acres)	Runoff Coeff. (C)
Impervious Area	107,075	2.46	0.90
Open	23,504	0.54	0.20
Basin Area	17,747	0.41	1.00
Total Area	148,326	3.41	0.80

b. Basin Stage - Storage - Discharge Information

Areas 17 & 18

A rectangular weir will be used to discharge to pre-development conditions.

Percolation (ft/d) 0.50  
Weir Length (ft) 0.33  
Weir elevation (msl) 87.50

Stage (MSL)	Area (SF)	Volume (CF)	Volume (AC-FT)	Percolation (CFS)	Weir (CFS)	VVRS (CFS)	Total Flow (cfs)
83.50	0	0	0	0	-	0	0
84.00	2,776	694	0.016	0.016	-	0.113	0.113
84.00	19,663	694	0.016	0.114	-	0.113	0.113
84.10	19,926	2,673	0.061	0.115	-	0.132	0.132
85.00	22,289	21,670	0.497	0.129	-	0.298	0.298
85.76	24,278	39,308	0.902	0.140	-	0.429	0.429
86.00	24,915	45,272	1.039	0.144	-	0.485	0.485
87.00	27,540	71,499	1.641	0.159	-	0.673	0.673
87.50	28,853	85,597	1.965	0.167	-	0.767	0.767
88.00	30,166	100,352	2.304	0.175	0.392	0.861	1.253

AREA 19

A rectangular weir will be used to discharge to pre-development conditions.

Percolation (ft/d) 0.50  
Weir Length (ft) 0.17  
Weir elevation (msl) 94.60

Stage (MSL)	Area (SF)	Volume (CF)	Volume (AC-FT)	Percolation (CFS)	Weir (CFS)	VVRS (CFS)	Total Flow (cfs)
90.00	10,645	-	-	-	-	0.038	0.038
90.10	10,787	1,072	0.025	0.062	-	0.047	0.047
91.00	12,065	11,355	0.261	0.070	-	0.145	0.145
92.00	13,486	24,131	0.554	0.078	-	0.274	0.274
92.04	13,548	24,721	0.568	0.078	-	0.286	0.286
93.00	14,906	38,327	0.880	0.086	-	0.399	0.399
94.00	16,327	53,943	1.238	0.094	-	0.524	0.524
94.60	17,179	63,995	1.469	0.099	-	0.599	0.599
95.00	17,747	70,980	1.629	0.103	0.140	0.649	0.789

c. Water Quality Treatment Volume

The basin provide water quality treatment volume per SRWMD criteria for systems that discharge into a stream-to-sink watershed.

This criteria includes two thresholds, whichever of the two is greater:

Treatment Volume = 2.00 inches over the total area, or

Area No.	Volume V1 (c.f.)	Stage (m.l.s.)
Area 17 & 18	38,491	85.76
Area 19	24,721	92.04

d. Storm Routing Results

Printouts of the analysis for the basins are provided in Attachment B. The rainfall data used for the 100-year storms events are as follows:

Storm event	1 hour	2 hours	4 hours	8 hours	24 hours
Rainfall (in)	4.40	5.40	6.72	8.00	11.04

The results are summarized below:

Basin Areas 17 & 18			
Storm Event	Stage Post (Ft-Msl)	Discharge Pre-devel	Discharge Post-devel
1 hour	86.19	10.03	0.52
2 hours	86.51	7.16	0.58
4 hours	86.96	3.70	0.67
8 hours	87.04	3.56	0.68
24 hours	87.35	1.17	0.74



Basin Area 19			
Storm Event	Stage Post (Ft-Msl)	Discharge Pre-devel	Discharge Post-devel
1 hour	93.23	6.45	0.43
2 hours	93.69	4.60	0.49
4 hours	94.31	2.38	0.56
8 hours	94.45	2.29	0.58
24 hours	94.89	0.75	0.74

e. Recovery

Because of the restrictive soil conditions a Vertical Volume Recovery Structure (VVRS) will be used for the recovery of the basin and the discharge is calculated using the curve presented in Attachment C. The criteria for the recovery of the system is the recovery of the required water quality volume within 72 hours following the storm event.

Recovery time for Basin Areas 17 & 18 (hrs)	56.72
Recovery time for Basin Area 19 (hrs)	58.53

f. Inlets Design

The stormwater pipe was sized for the 3-year, 10-min event. The results are summarized in Attachment D.

**Attachment A**

**Soils Report**



## UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Threshold Inspection  
Environmental Sciences • Construction Materials Testing

received  
5/15/00

OFFICES IN:

- Orlando
- Gainesville
- Fort Myers
- Rockledge
- St. Augustine
- Daytona Beach
- West Palm Beach
- Jacksonville
- Ocala
- Tampa
- Debary

May 12, 2000

C<sup>2</sup>ID, Ltd.  
11635 NW 1<sup>st</sup> Avenue  
Gainesville, FL 32607

Attention: Mr. John Curtis, Jr.

Reference: John Curtis Property  
U.S. 441 and I-75  
Alachua, Alachua County, FL  
Order No: 25116-002-00 Report No: 20671

Gentlemen:

Universal Engineering Sciences, Inc. has completed the subsurface investigation of the proposed stormwater retention basins at the John Curtis property in Alachua, Alachua County, Florida.

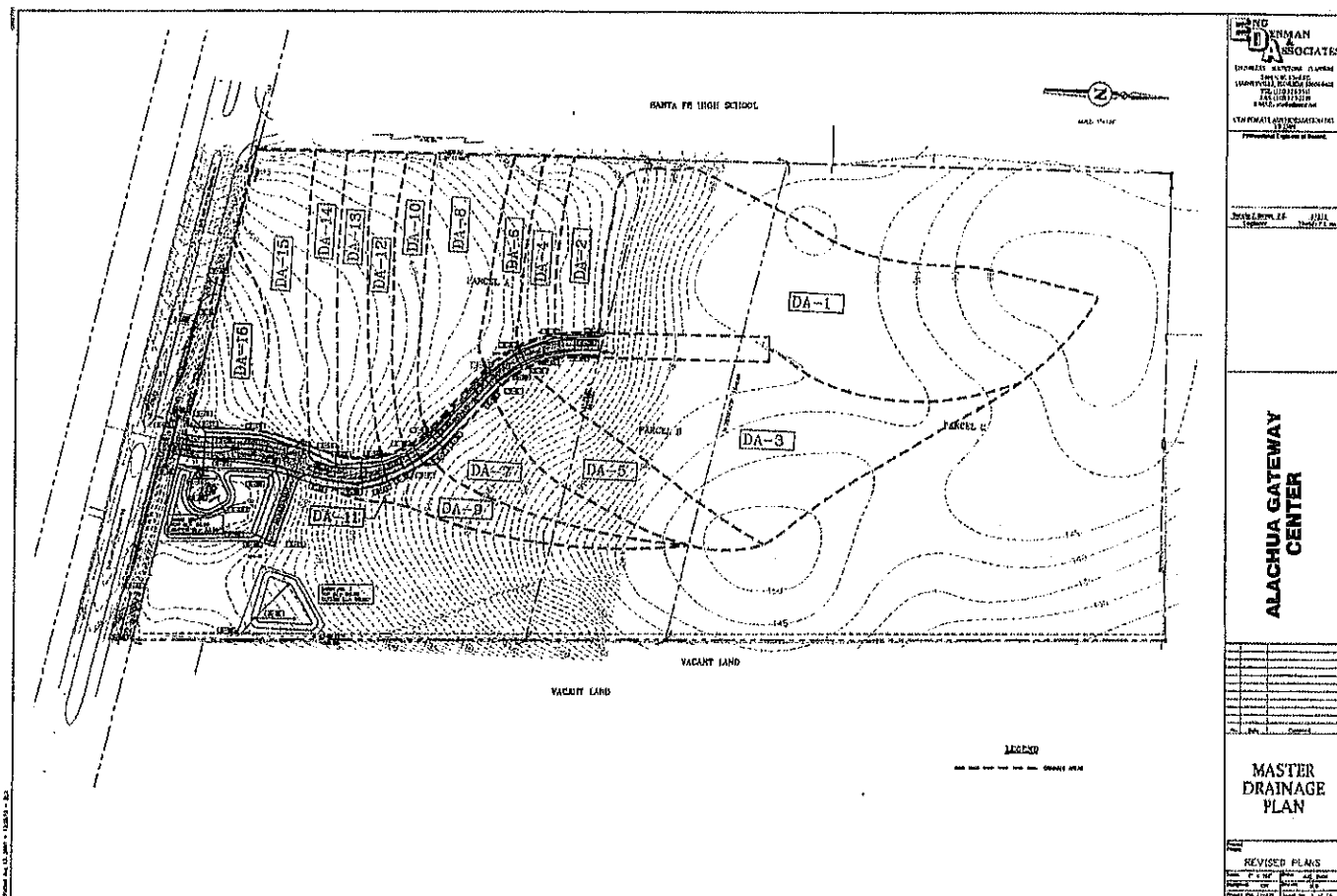
### Introduction

We understand you propose to develop this site for commercial/retail businesses. Retention basins are proposed at the south end of the project, and at the center of the project along lot lines. Based upon previous investigations, the basins at the south end of the project are expected to recover very slowly. The southern basins are expected to discharge into a sinkhole outfall. The proposed basins at the center of the project will rely on some percolation, and will also outfall into the sinkhole.

The purposes of our work were to investigate the soil and groundwater conditions at the basin locations, and present soil parameters to be used in the basin designs.

### Field Investigation

We investigated the subsurface conditions by observing test pits excavated with a backhoe. The test pits were performed at the approximate locations indicated on the attached plan. These locations were selected by Mr. Ralph Eng, and were located in the field by our personnel, using the staked roadway centerline as control. You should consider the locations to be approximate.



### Laboratory Testing

We performed four falling head permeability tests and wash 200 determinations on representative samples of the site soils. The samples were compacted to a loose condition, similar to the in-situ conditions of the soils.

### Findings

The test pits generally encountered two soil profiles. At the center of the site, the soil profile generally consists of 7 to 8 feet of light brown and orange silty sand over orange and gray sandy clay. At the south end of the site, the soil profile generally consists of brown, orange and gray clayey sand and sandy clay.

Groundwater was not encountered at the time of our investigation. Further, no indicators of a seasonal high groundwater table were observed.

For a more detailed description of the soil conditions encountered, please refer to the test pit logs attached.

### Recommended Soil Parameters

The laboratory tests indicate that the silty soils at this site have vertical coefficients of permeability which range from 0.4 to 2.0 feet per day. Our borings indicate that the depth of the confining layer ranges from 0.5 to 8.5 feet below the ground surface. You should consider the sandy clays to be the confining layer. The test pits did not encounter any indications of a seasonal high groundwater table, but you should consider the seasonal high groundwater table to be at the top of the confining layer.

Based upon the above findings, we recommend that you consider the following soil parameters in your basin design:

1. Average depth of confining layer  
= varies, see test pit logs
2. Average Vertical Unsaturated infiltration rate  
= 1 foot per day
3. Average Horizontal Hydraulic Conductivity  
= 2.5 feet per day
4. Fillable porosity = 20%
5. Average depth of seasonal high groundwater  
table = varies, at top of confining soils


Page No: 3  
Order No: 25116-002-00  
Report No: 20671

We appreciate this opportunity to provide service to you on this project. If you should have any questions, or if we can be of further assistance, please contact us.

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.

  
Jack W. Ray  
Regional Manager

 5/12/2004  
Kenneth L. Hill, P.E.  
Regional Engineer  
Florida P.E. No. 40146

JWR/KLH:kh (2)

cc: Eng. Denman & Associates, Inc.



UNIVERSAL  
ENGINEERING SERVICES

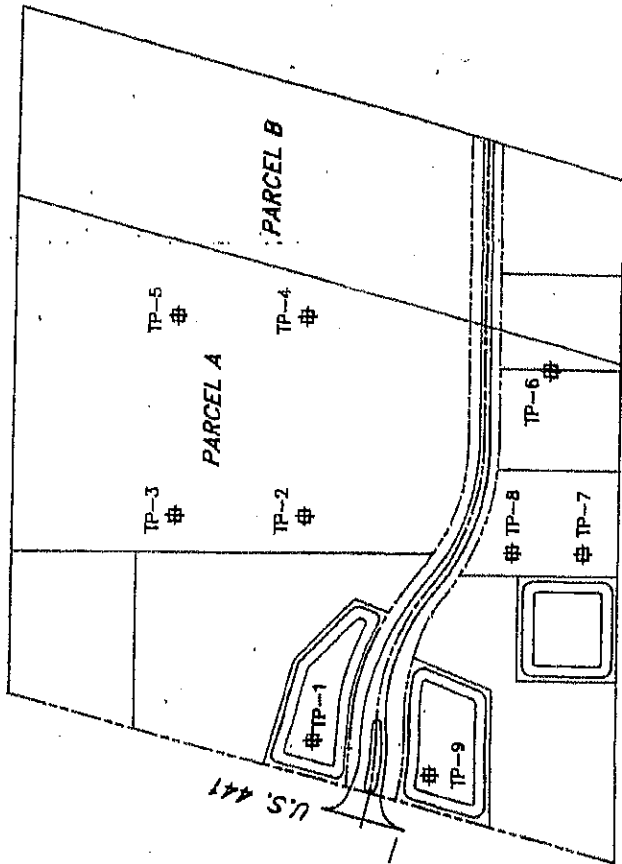
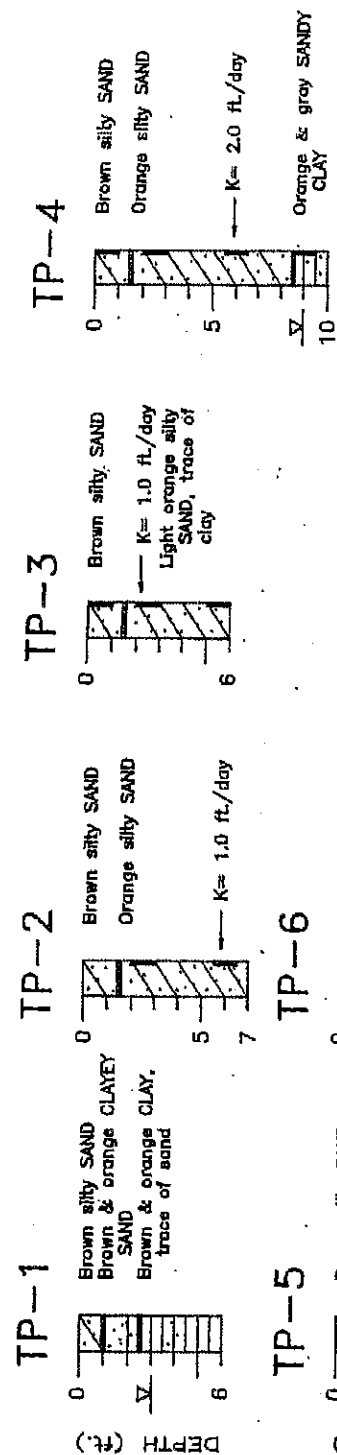
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R - 1

# LOG OF BORINGS / LOCATION PLAN

JOHN CURTIS PROPERTY  
U.S. 441 & 1-75  
ALACHUA, ALACHUA COUNTY, FLORIDA

DATE	5/8/00
BY	CD, LTD
CHECKED BY	KH
SCALE	1" = 10'
PROJECT NO.	25116-002
REPORT NO.	25116-D



**LEGEND**

# TEST PIT LOCATION

▽ ESTIMATED WET SEASON WATER TABLE

BASED ON SITE PLAN PROVIDED BY CLIENT.

NOTE: K= 1.0 ft./day DENOTES COEFFICIENT PERMEABILITY (DARCY'S K).

## SUMMARY OF LABORATORY RESULTS

PROJECT: John Curtis Property, U.S. 441 and I-75  
Alachua, Alachua County, FL  
 CLIENT: C<sup>2</sup>ID, Ltd.

ORDER NO: 25116-002-00  
 REPORT NO: 20671  
 DATE: May 12, 2000

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE	NATURAL MOISTURE (%)	ATTERBERG LIMITS		CORRECTION OF PLASTICITY INDEX (PT/DA)	SIEVE ANALYSIS (% PASSING)						UNIFIED SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
TP-2	6	Orange Silty Sand					1						25		SM
TP-3	2	Light Orange Silty Sand with Clay					1						22		SM/SC
TP-4	6	Orange Silty Sand					2						19		SM
TP-7	5	Orange Clayey Sand					0.4						26		SC

\*SS-Split Spoon  
 ST-Shelby Tube  
 A-Auger

Reviewed

By: KCH

Kenneth L. Hill, P.E.

**UNIVERSAL**  
**ENGINEERING SCIENCES**

4475 SW 35th Terrace, Gainesville, FL 32608

(352) 372-3392





**Attachment B**

**Storm Routing Summary**

```

*****
*
*   ENG, DENMAN AND ASSOCIATES, INC.
*
*   2404 N.W. 43rd Street
*   GAINESVILLE, FLORIDA 32606
*   (352) 373-3541
*
*****
Copyright R & W Engineering, Inc. 1988

```

This Program uses the Suwannee River Water Management District's rainfall distributions, a total rainfall amount entered by the user, and the rational method to compute a runoff hydrograph. The hydrograph is routed through a retention/detention area using the Storage Indication Method.

PROJECT DESCRIPTION:  
 Alachua Gateway Center  
 US 441 and I-75  
 Basin for Areas 17 & 18

DRAINAGE AREA = 5.3 ACRES  
 PRE-DEVELOPED RUNOFF COEFFICIENT = .2  
 POST-DEVELOPED RUNOFF COEFFICIENT = .62

STAGE (FT)	STORAGE (AC FT)	STAGE (FT)	DISCHARGE (CFS)
83.50	0	83.50	0.00
84.00	.016	84.00	0.11
84.10	.061	84.10	0.13
85.00	.497	85.00	0.30
85.76	.902	85.76	0.43
86.00	1.039	86.00	0.49
87.00	1.641	87.00	0.67
87.50	1.965	87.50	0.77
88.00	2.304	88.00	1.25

STAGE (FT)	PERCOLATION (CFS)
83.50	0.00
84.00	0.11
84.10	0.12
85.00	0.13
85.76	0.14
86.00	0.14
87.00	0.16
87.50	0.17

88.00

0.17

STORM DURA- TION	FRE- QUENCY (YRS)	TOTAL RAIN- FALL (IN)	ALLOWABLE DISCHARGE (CFS)	PEAK SURFACE DISCHARGE (CFS)	ALLOWABLE DISCHARGE VOLUME (AC FT)	SURFACE DISCHARGE VOLUME (AC FT)	MAX- IMUM STAGE	STORAGE USED (AC FT)
1H	100	4.4	10.03	0.52	0.3887	0.7677	86.19	1.1530
1H	100	4.4	10.03	0.52	0.3887	0.7677	86.19	1.1530
2H	100	5.4	7.16	0.58	0.4770	1.0091	86.51	1.3484
4H	100	6.72	3.70	0.67	0.5936	1.2855	86.96	1.6188
8H	100	8	3.56	0.68	0.7067	1.4500	87.04	1.6671
24H	100	11.04						
			1.17	0.74	0.9752	2.2014	87.35	1.8679

```

*****
*                                     *
*   ENG, DENMAN AND ASSOCIATES, INC.   *
*                                     *
*   2404 N.W. 43rd Street               *
*   GAINESVILLE, FLORIDA 32606        *
*   (352) 373-3541                     *
*                                     *
*****
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This Program uses the Suwannee River Water Management District's rainfall distributions, a total rainfall amount entered by the user, and the rational method to compute a runoff hydrograph. The hydrograph is routed through a retention/detention area using the Storage Indication Method.

PROJECT DESCRIPTION:  
 Alachua Gateway Center  
 Basin for Area 19

DRAINAGE AREA = 3.41 ACRES  
 PRE-DEVELOPED RUNOFF COEFFICIENT = .2  
 POST-DEVELOPED RUNOFF COEFFICIENT = .8

STAGE (FT)	STORAGE (AC FT)	STAGE (FT)	DISCHARGE (CFS)
-----	-----	-----	-----
90.00	0	90.00	0.00
90.10	.025	90.10	0.05
91.00	.261	91.00	0.14
92.00	.554	92.00	0.27
93.00	.88	93.00	0.40
94.00	1.238	94.00	0.52
94.60	1.469	94.60	0.60
95.00	1.629	95.00	0.79

STAGE (FT)	PERCOLATION (CFS)
-----	-----
90.00	0.00
90.10	0.06
91.00	0.07
92.00	0.08
93.00	0.09
94.00	0.09
94.60	0.10
95.00	0.10

STORM DURA- TION	FRE- QUENCY (YRS)	TOTAL RAIN- FALL (IN)	ALLOWABLE DISCHARGE (CFS)	PEAK SURFACE DISCHARGE (CFS)	ALLOWABLE DISCHARGE VOLUME (AC FT)	SURFACE DISCHARGE VOLUME (AC FT)	MAX- IMUM STAGE	STORAGE USED (AC FT)
1H	100	4.4	6.45	0.43	0.2501	0.6147	93.23	0.9619
1H	100	4.4	6.45	0.43	0.2501	0.6147	93.23	0.9619
2H	100	5.4	4.60	0.49	0.3069	0.8790	93.69	1.1271
4H	100	6.72	2.38	0.56	0.3819	1.1219	94.32	1.3594
8H	100	8	2.29	0.58	0.4547	1.2681	94.45	1.4114
24H	100	11.04						
			0.75	0.74	0.6274	1.9435	94.89	1.5861

## **Attachment C**

### **Recovery of the system**



# **DRAWDOWN WORKSHEET FOR VERTICAL VOLUME RECOVERY STRUCTURES**

PROJECT NAME :

ALACHUA GATEWAY

Area No.17 & 18

Discharge invert Elevation

82.60 Ft.(NGVD)

Number of Structures

3.00

Permeability k (Ft./Day)

100 (Use 50, 100,122 or 150)

Safety Factor

2.00

Elevation (Ft.) (NGVD)	Total Head (Ft.)	Total Volume (C.F.)	Diff. Volume (C.F.)	Disch. Flow each VVR (CFS)	Disch. Flow each VVR (CFH)	Total Disch. Flow (CFH)	Total Disch. Flow (CFH)	Average Disch. Flow (CFH)	Total Time (Hr)	Total Time (Hr.)
88.00	5.40	100,352		0.287	1,033.20	3,099.60	0.861			
87.50	4.90	85,597	14,755	0.256	919.93	2,759.79	0.767	2,929.69	5.04	79.78
87.00	4.40	71,499	14,098	0.224	807.43	2,422.29	0.673	2,591.04	5.44	74.75
86.00	3.40	45,272	26,227	0.162	582.43	1,747.29	0.485	2,084.79	12.58	69.31
85.76	3.16	39,308	5,964	0.143	515.31	1,545.94	0.429	1,646.61	3.62	56.72
85.00	2.40	21,670	17,638	0.099	357.43	1,072.29	0.298	1,309.11	13.47	53.10
84.10	1.50	2,673	20,976	0.044	157.95	473.85	0.132	739.99	28.35	39.63
84.00	1.40	694	2,673	0.038	135.90	407.70	0.113	236.93	11.28	11.28

Recovery time for treatment volume (hours) =

OK

Maximum discharge (cfs) =

56.72  
0.861

# **DRAWDOWN WORKSHEET FOR VERTICAL VOLUME RECOVERY STRUCTURES**

PROJECT NAME :

ALACHUA GATEWAY

Area No.19

Discharge invert Elevation

88.90 Ft.(NGVD)

Number of Structures

2.00

Permeability k (Ft./Day)

100 (Use 50, 100,122 or 150)

Safety Factor

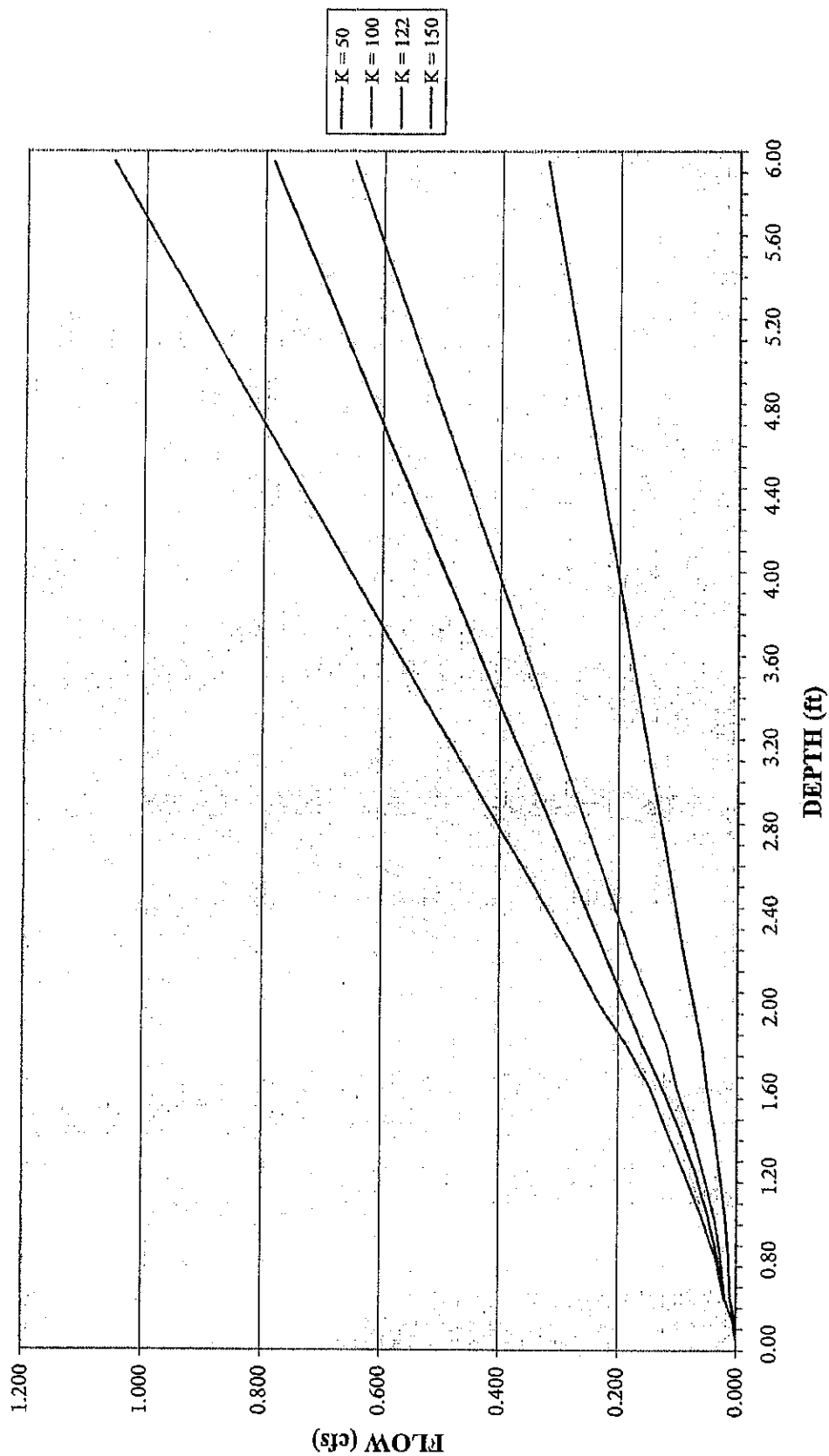
2.00

Elevation (Ft.) (NGVD)	Total Head (Ft.)	Total Volume (C.F.)	Diff. Volume (C.F.)	Disch. Flow each VVRS (CFS)	Disch. Flow each VVRS (CFH)	Total Disch. Flow (CFH)	Total Disch. Flow (CFS)	Average Disch. Flow (CFH)	Total Time (Hr)	Total Time (Hr.)
95.00	6.10	70,980		0.325	1,168.20	2,336.40	0.649			
			6,985					2,246.40	3.11	76.03
94.60	5.70	63,995		0.300	1,078.20	2,156.40	0.599			
			10,052					2,020.63	4.97	72.92
94.00	5.10	53,943		0.262	942.43	1,884.86	0.524			
			15,616					1,659.86	9.41	67.94
93.00	4.10	38,327		0.199	717.43	1,434.86	0.399			
			13,606					1,232.74	11.04	58.53
92.04	3.14	24,721		0.143	515.31	1,030.63	0.286			
			590					1,008.51	0.59	47.50
92.00	3.10	24,131		0.137	493.20	986.40	0.274			
			23,059					577.80	39.91	46.91
91.00	2.10	11,355		0.073	261.00	522.00	0.145			
			11,355					329.40	34.47	34.47
90.10	1.20	1,072		0.024	84.60	169.20	0.047			
			1,072					153.00	7.00	7.00
90.00	1.10	0		0.019	68.40	136.80	0.038			

Recovery time for treatment volume (hours) = 58.53 OK

Maximum discharge (cfs) = 0.649

**VERTICAL VOLUME RECOVERY SYSTEM (VVRS)  
DISCHARGE CURVE**



**VERTICAL VOLUME RECOVERY SYSTEM  
DISCHARGE CURVE**

k=50 ft/d		k=100 ft/d		k=122 ft/d		k=150 ft/d	
HEAD Ft.	Q CFS	HEAD Ft.	Q CFS	HEAD Ft.	Q CFS	HEAD Ft.	Q CFS
0.00	0.000	0.00	0.000	0.00	0.000	0.00	0.000
0.50	0.003	0.50	0.006	0.50	0.006	0.50	0.006
0.60	0.010	0.60	0.019	0.60	0.020	0.60	0.020
0.70	0.011	0.70	0.023	0.70	0.026	0.70	0.028
0.80	0.013	0.80	0.026	0.80	0.032	0.80	0.036
0.90	0.016	0.90	0.032	0.90	0.040	0.90	0.048
1.00	0.019	1.00	0.038	1.00	0.049	1.00	0.060
1.10	0.024	1.10	0.047	1.10	0.059	1.10	0.074
1.20	0.028	1.20	0.056	1.20	0.069	1.20	0.088
1.30	0.033	1.30	0.066	1.30	0.082	1.30	0.103
1.40	0.038	1.40	0.076	1.40	0.095	1.40	0.118
1.50	0.044	1.50	0.088	1.50	0.110	1.50	0.131
1.60	0.050	1.60	0.100	1.60	0.125	1.60	0.145
1.70	0.054	1.70	0.109	1.70	0.141	1.70	0.165
1.80	0.059	1.80	0.118	1.80	0.158	1.80	0.185
1.90	0.066	1.90	0.131	1.90	0.173	1.90	0.209
2.00	0.073	2.00	0.145	2.00	0.188	2.00	0.233
2.10	0.080	2.10	0.159	2.10	0.202	2.10	0.251
2.20	0.087	2.20	0.174	2.20	0.217	2.20	0.270
2.30	0.093	2.30	0.186	2.30	0.232	2.30	0.291
2.40	0.099	2.40	0.199	2.40	0.247	2.40	0.311
2.50	0.106	2.50	0.211	2.50	0.262	2.50	0.332
2.60	0.112	2.60	0.224	2.60	0.277	2.60	0.353
2.70	0.118	2.70	0.236	2.70	0.292	2.70	0.374
2.80	0.124	2.80	0.249	2.80	0.307	2.80	0.394
2.90	0.131	2.90	0.261	2.90	0.322	2.90	0.415
3.00	0.137	3.00	0.274	3.00	0.337	3.00	0.436
3.10	0.143	3.10	0.286	3.10	0.352	3.10	0.456
3.20	0.149	3.20	0.299	3.20	0.367	3.20	0.477
3.30	0.156	3.30	0.311	3.30	0.382	3.30	0.498
3.40	0.162	3.40	0.324	3.40	0.397	3.40	0.519
3.50	0.168	3.50	0.336	3.50	0.412	3.50	0.539
3.60	0.174	3.60	0.349	3.60	0.427	3.60	0.560
3.70	0.181	3.70	0.361	3.70	0.442	3.70	0.581
3.80	0.187	3.80	0.374	3.80	0.457	3.80	0.601
3.90	0.193	3.90	0.386	3.90	0.472	3.90	0.622
4.00	0.199	4.00	0.399	4.00	0.487	4.00	0.643
4.10	0.206	4.10	0.411	4.10	0.502	4.10	0.664

**VERTICAL VOLUME RECOVERY SYSTEM  
DISCHARGE CURVE**

k=50 ft/d		k=100 ft/d		k=122 ft/d		k=150 ft/d	
HEAD Ft.	Q CFS	HEAD Ft.	Q CFS	HEAD Ft.	Q CFS	HEAD Ft.	Q CFS
4.20	0.212	4.20	0.424	4.20	0.517	4.20	0.684
4.30	0.218	4.30	0.436	4.30	0.532	4.30	0.705
4.40	0.224	4.40	0.449	4.40	0.547	4.40	0.726
4.50	0.231	4.50	0.461	4.50	0.562	4.50	0.746
4.60	0.237	4.60	0.474	4.60	0.577	4.60	0.767
4.70	0.243	4.70	0.486	4.70	0.592	4.70	0.788
4.80	0.249	4.80	0.499	4.80	0.607	4.80	0.809
4.90	0.256	4.90	0.511	4.90	0.622	4.90	0.829
5.00	0.262	5.00	0.524	5.00	0.637	5.00	0.850
5.10	0.268	5.10	0.536	5.10	0.652	5.10	0.871
5.20	0.274	5.20	0.549	5.20	0.667	5.20	0.891
5.30	0.281	5.30	0.562	5.30	0.682	5.30	0.912
5.40	0.287	5.40	0.574	5.40	0.697	5.40	0.932
5.50	0.293	5.50	0.587	5.50	0.712	5.50	0.953
5.60	0.299	5.60	0.599	5.60	0.727	5.60	0.973
5.70	0.306	5.70	0.612	5.70	0.742	5.70	0.994
5.80	0.312	5.80	0.624	5.80	0.757	5.80	1.014
5.90	0.318	5.90	0.637	5.90	0.772	5.90	1.035
6.00	0.324	6.00	0.649	6.00	0.787	6.00	1.055

## **Attachment D**

### **Pipe Size Calculations**

**ALACHUA GATEWAY CENTER  
PIPE SIZE CALCULATIONS  
RUNOFF COEFFICIENT  
PREDEVELOPMENT CONDITIONS**

Drainage Area	Total Area		C = 0.95 Imperv. Area	C = 0.20 Open Area	C
	S.F.	AC.			
1	600,257	13.780	-	600,257	0.200
2	233,917	5.370	-	233,917	0.200
3	249,599	5.730	-	249,599	0.200
4	74,923	1.720	-	74,923	0.200
5	405,544	9.310	-	405,544	0.200
6	58,806	1.350	-	58,806	0.200
7	109,771	2.520	-	109,771	0.200
8	148,540	3.410	-	148,540	0.200
9	159,430	3.660	-	159,430	0.200
10	115,870	2.660	-	115,870	0.200
11	119,790	2.750	-	119,790	0.200
<b>Total</b>	<b>2,276,446</b>	<b>52.260</b>	<b>-</b>	<b>2,276,446</b>	

**ALACHUA GATEWAY CENTER  
PIPE SIZE CALCULATIONS  
RUNOFF COEFFICIENT  
ROAD PIPING**

Drainage Area	Total Area		C = 0.95 Imperv. Area	C = 0.20 Open Area	C
	S.F.	AC.			
15	6,680	0.153	3,080	3,600	0.546
16	6,680	0.153	3,080	3,600	0.546
17	6,300	0.145	2,940	3,360	0.550
18	6,300	0.145	2,940	3,360	0.550
19	6,420	0.147	2,996	3,424	0.550
20	6,420	0.147	2,996	3,424	0.550
21	5,445	0.125	2,310	3,135	0.518
22	5,528	0.127	3,135	2,393	0.625
23	7,714	0.177	2,842	4,872	0.476
24	6,930	0.159	4,500	2,430	0.687
25	18,785	0.431	12,404	6,381	0.695
26	15,905	0.365	10,612	5,293	0.700
29	5,425	0.125	3,588	1,837	0.696
30	9,605	0.221	7,362	2,243	0.775
<b>Total</b>	57,487	1.320	26,319	31,168	



**ENG, DENMAN AND ASSOCIATES, INC.**  
**US 441 & I-75 - STORM PIPE FOR**  
**PREDEVELOPMENT CONDITIONS**  
**PIPE SIZE CALCULATIONS**  
**3 YR, 10 MIN DESIGN EVENT**

Location	Drainage Area		Runoff Coeff. C	Time of Concen. min.	Intensity I in/hr.	Runoff Q des. CFS	Pipe Size inches	Slope %	n	Q CFS	V ft/sec	Pipe Size inches	Slope %	Q CFS	V ft/sec
	From	To	No Acres												
S-1		S-2	1	13.780	6.20	17.09	18	2.50	0.012	18.04	10.21				
S-2		S-3	2	5.370	6.20	1.04									
					S1-S2	17.09	15	2.50	0.012	11.09	9.04				
					TOTAL	18.13	18	2.25	0.012	17.11	9.69	15	2.50	11.09	9.04
S-3		S-4	3												
			4			1.04									
						0.38									
					S2-S3	18.13	15	2.50	0.012	11.09	9.04				
					TOTAL	19.55	18	2.25	0.012	17.11	9.69	15	2.50	11.09	9.04
S-4		S-5	5			0.94									
			6			0.25									
						19.55									
					S3-S4	20.74	15	2.50	0.012	11.09	9.04	15	2.50	11.09	9.04
S-5		S-6	7			0.94									
						20.74	15	2.50	0.012	11.09	9.04				
					TOTAL	21.68	18	2.25	0.012	17.11	9.69	15	2.50	11.09	9.04
S-6		S-7	8			0.65									
						21.68									
					S5-S6	22.33	15	0.30	0.012	3.84	3.13	15	2.50	11.09	9.04
					TOTAL										
S-7		S-8	9			1.02									
						22.33									
					S6-S7	23.35	8	0.60	0.009	1.36	3.88	6	1.00	0.81	4.14
					TOTAL										

ENG, DENMAN AND ASSOCIATES, INC.  
ALACHUA GATEWAY

PIPE SIZE CALCULATIONS  
3 YR, 10 MIN DESIGN EVENT

Location	Drainage Area		Runoff Coeff. C	Time of Concn. min.	Intensity I in/hr.	Runoff Q des. CFS	Pipe Size inches	Slope %	n	Q CFS	V ft/sec	Pipe Size inches	Slope %	Q CFS	V ft/sec
	From	To	No	Acres											
Basin	Existing														
No.1	Ditch				TOTAL	1.17	12	0.50	0.012	2.74	3.48	12	0.63	3.07	3.91



**SUWANNEE  
RIVER  
WATER  
MANAGEMENT  
DISTRICT**

8228 CR 48  
LIVE OAK, FLORIDA 32080  
TELEPHONE: (904) 362-1001  
TELEPHONE: 800-228-1066  
FAX (904) 362-1066

**GENERAL PERMIT**

**PERMITTEE:**  
CURTIS COMMERCIAL & INDUSTRIAL  
DEVELOPMENT, LTD.  
13894 NORTHWEST 2ND LANE  
JONESVILLE, FL 32669

**PERMIT NUMBER:** ERP01-0042  
**DATE ISSUED:** 06/08/2001  
**DATE EXPIRES:** 06/08/2003  
**COUNTY:** ALACHUA  
**TRS:** S9/T8S/R18E

**PROJECT:** ALACHUA GATEWAY CENTER

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

JOHN CURTIS, JR.  
ALACHUA GATEWAY CENTER SURFACEWATER MANAGEMENT  
215 NORTHWEST 138 TERRACE  
SUITE 100  
JONESVILLE, FL 32669

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

**Construction and operation of a surfacewater management system serving 5.64 acres of impervious surface on a total project area of 37.65 acres in a manner consistent with the application package submitted by Eng, Denman and Associates, Inc., certified on March 28, 2001.**

It is your responsibility to insure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57(1), Florida Statutes (F.S.), and s.40B-1.511, F.A.C., if they object to the District's actions. Failure to request a hearing within 14 days will constitute a waiver of your right

Permit No.: ERP01-0042

Project: ALACHUA GATEWAY CENTER

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to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400, F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.
2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.
3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

Permit No.: ERP01-0042

Project: ALACHUA GATEWAY CENTER

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4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is

Permit No.: ERP01-0042

Project: ALACHUA GATEWAY CENTER

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consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Special limiting conditions made part of this permit are as follows:

15. Operation and maintenance of the surfacewater management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

16. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surfacewater management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

17. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

18. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surfacewater management systems are located on the common areas and that the common areas are owned by the homeowner's association.

19. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

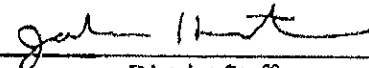
Permit No.: ERP01-0042

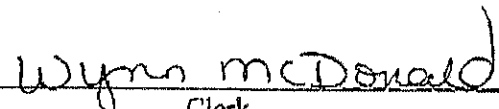

Project: ALACHUA GATEWAY CENTER

Page 5 of 5

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WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL  
NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by  Date Approved 6-8-01  
District Staff

 Clerk  
 Executive Director



# UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering •  
Environmental Sciences • Construction Materials Testing

Offices In:  
• Orlando  
• Gainesville  
• Fort Myers  
• Merritt Island  
• St. Augustine  
• Daytona Beach  
• West Palm Beach

March 20, 2000

C<sup>2</sup>ID, Ltd.  
11635 NW 1<sup>st</sup> Avenue  
Gainesville, FL 32607

Attention: Mr. John Curtis, Jr.

Reference: John Curtis Property, U.S. 441 & I-75  
Alachua, Alachua County, FL  
Order No: 25116-002-00 Report No: 20336

Gentlemen:

Universal Engineering Sciences, Inc. has completed the subsurface investigation for the proposed stormwater retention basins at the above referenced site in Alachua, Alachua County, FL.

## Introduction

We understand that you propose to locate two retention basins on this site. We received a conceptual plan prepared by Eng Denman and Associates, Inc., dated January 2000. We used this plan in preparing our investigation.

The purposes of our work were to investigate the soil and groundwater conditions at the basin locations, present soil parameters to be used in the basin designs, and to provide recommendations regarding an ancient sinkhole located on the site.

## Field Investigation

We investigated the subsurface conditions with four auger borings advanced to the depth of 20 feet. The soil borings were performed at the approximate locations indicated on the attached Boring Location Plan. These locations were located in the field by our personnel by estimating distances in relation to obvious landmarks. You should consider the indicated depths and locations to be approximate.

Auger borings are performed by advancing a solid stem auger into the soil in a manner which reduces soil disturbance. At the desired depth, the auger is stopped and retracted. The soil profile is determined by inspecting the cuttings recovered on the auger flights.



### Laboratory Testing

We performed two falling head permeability tests and four wash 200 determinations on representative samples of the site soils. The samples were compacted to a loose condition, similar to the in-situ conditions of the soils.

### Findings

The soil borings generally encountered two strata. The first layer consists of about 0.5 to 4 feet of brown sand with silt to silty sand.

The second layer consists of an undetermined thickness of gray, orange, tan, and green clayey sand, sandy clay, and clay, occasionally with limerock and/or silt.

Groundwater was not encountered at any of the boring locations at the time of our investigation.

For a more detailed description of the soil conditions encountered, please refer to the soil boring logs attached.

Additionally, we examined the USDA Soil Conservation Service (SCS) Soil Survey of Alachua County for relevant information about the site. The SCS Soil Survey indicates the soils on the site consist of primarily of 30B-Kendrick sand.

### Recommended Soil Parameters

The laboratory tests indicate that the surficial soils at this site have vertical coefficients of permeability which range from 0.28 to 1.8 feet per day. Our borings encountered clayey soils at about 0.5 to 4 feet below the existing ground surface. We anticipate groundwater flow will be slowed in these layers and that the wet seasonal high groundwater table will be perched in this layer after periods of extended rainfall.

Generally, we feel there will be less than 1 foot of sand in the retention basin corresponding to boring locations A-1 and A-2. Our laboratory tests indicate that the subsurface will generally have very low rates of permeability. We recommend that you assume groundwater will perch on these clayey subsoils.

Borings A-3 and A-4 generally encountered more favorable conditions. We recommend that you consider the following soil parameters in the basin design corresponding to borings A-3 and A-4:

1. Average depth of confining layer  
= 5 feet
2. Average Vertical Unsaturated infiltration rate  
= 0.5 feet per day
3. Average Horizontal Hydraulic Conductivity  
= 0.75 feet per day
4. Fillable porosity = 20%
5. Average depth of seasonal high groundwater  
table = 5 feet (perched)

#### Sinkhole Recommendations

A Universal Engineering Sciences' geotechnical engineer visited the site on March 17, 2000 and visually observed the depression located in the vicinity of A-3. The depression was approximately 20 by 60 feet wide and approximately 8 feet deep. At the time of our investigation, we did not observe any visual signs that suggest this is an active sinkhole.

It is our opinion that this is an ancient sinkhole and that it is under no greater risk of sinkhole development than the surrounding areas. However, for precautionary reasons, we recommend the depression is backfilled with the onsite clayey sands up to the bottom of retention grade. We recommend the material is placed in 12 inch lifts and rolled into a firm condition.

Page No: 4  
Order No: 25116-002-00  
Report No: 20336

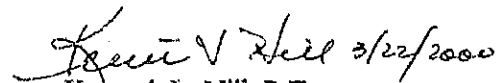
We appreciate this opportunity to provide service to you on this project. If you should have any questions, or if we can be of further assistance, please contact us.

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.



Walter U. Viele, E.I.  
Project Engineer



Kenneth L. Hill, P.E.  
Regional Engineer  
Florida P.E. No. 40146



Jack W. Ray  
Regional Manager

WUV/KLH/JWR:vv (2)

## SUMMARY OF LABORATORY RESULTS

PROJECT: John Curtis Property, U.S. 441 and I-75  
Alachua, Alachua County, FL  
 CLIENT: C2ID, Ltd.

ORDER NO: 25116-002-00  
 REPORT NO: 20336  
 DATE: 03-20-00

BORING NO	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		COEFFICIENT OF PERMEABILITY (FT/DAY)	SIEVE ANALYSIS (% passing)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
A-1	1	Brown, clayey sand	A										39		SC
A-2	1	Brown, silty, clayey sand	A										41		SM-SC
A-3	1	Gray and orange, clayey sand with limerock and silt	A				0.28						27		SC-SM
A-3	6	Gray and orange, clayey sand	A										35		SC
A-4	1	Brown, silty sand with sandstones	A				1.8						18		SM
A-4	6	Gray, silty, clayey sand	A										32		SM-SC

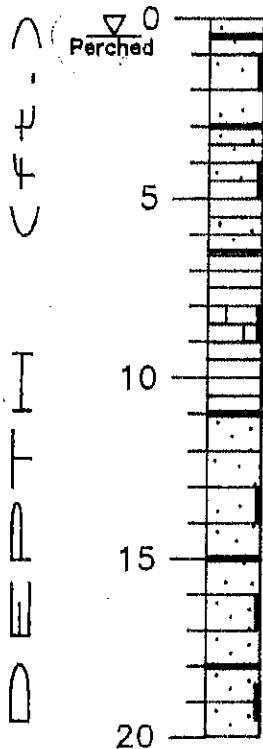
\*SS-Split Spoon  
 ST-Shelby Tube  
 A-Augur

Reviewed By: Kest  
 KENNETH L. HILL, P.E.

**UNIVERSAL**  
**ENGINEERING SCIENCES**  
 4475 SW 35th Terrace, Gainesville, FL 32608

(352) 372-3392

A - 1



Brown SAND, w/  
Brown CLAYEY SA

Brown orange SA  
CLAY

Green & orange  
w/lenses of s  
trace of limer

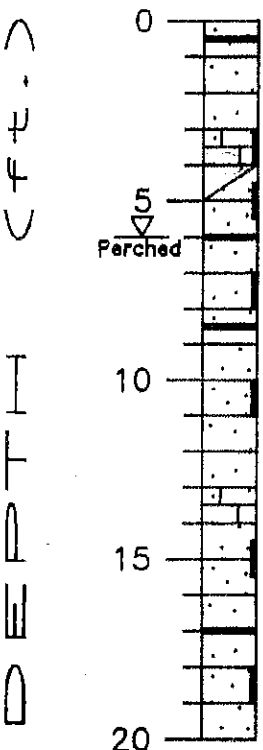
Tan CLAYEY SAND

PARCEL B

Gray & orange  
CLAYEY SAND

Tan CLAYEY SAND

A - 3



Brown SAND, w/  
Gray & orange C  
SAND, trace of  
limerock, w/sil  
K = 0.28 ft./d

Gray & orange C  
SAND

Gray & orange C  
SAND to sandy  
w/limerock

Light gray & tan NT  
CLAYEY SAND

FOR:

21D, LTD.

DRAWN BY: KD	DATE: 3/7/00
CHECKED BY: KLH	DATE:
SCALE: NA/1"=220'	ACAD FILE: 25116-C
ORDER NO: 25116-002	REPORT NO:

JOHN CURTIS PROPERTY  
U.S. 441 and I-75  
ALACHUA, ALACHUA COUNTY, FLORIDA

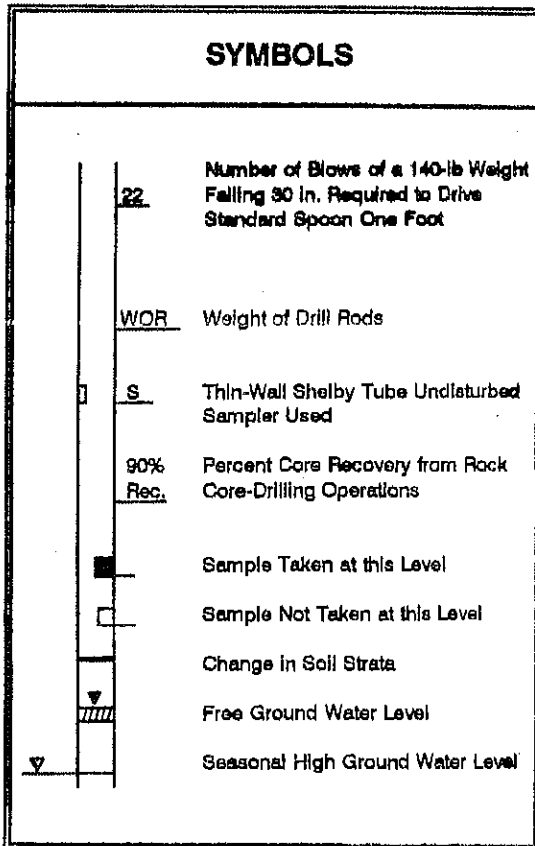
LOG OF BORINGS / LOCATION PLAN



UNIVERSAL  
ENGINEERING SCIENCES

PAGE NO:

B - 1

**SYMBOLS**

**RELATIVE DENSITY  
(sand-silt)**

Very Loose - Less Than 4 Blows/Ft.  
 Loose - 4 - 10 Blows/Ft.  
 Medium - 10 to 30 Blows/Ft.  
 Dense - 30 to 50 Blows/Ft.  
 Very Dense - More Than 50 Blows/Ft.

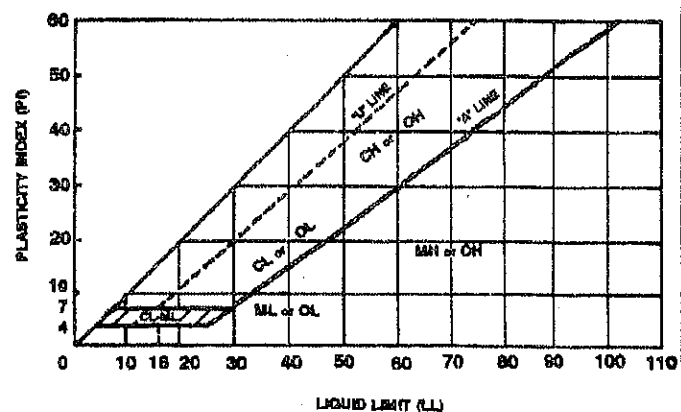
**CONSISTENCY  
(clay)**

Very Soft - Less Than 2 Blows/Ft.  
 Soft - 2 to 4 Blows/Ft.  
 Medium - 4 to 8 Blows/Ft.  
 Stiff - 8 to 15 Blows/Ft.  
 Very Stiff - 15 to 30 Blows/Ft.  
 Hard - More Than 30 Blows/Ft.

**UNIFIED CLASSIFICATION SYSTEM**

UNIFIED CLASSIFICATION SYSTEM				
MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous (fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
			Highly Organic Soils	

\* Based on the material passing the 3-in. (75-mm) sieve.

**PLASTICITY CHART**




## UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Threshold Inspection  
Environmental Sciences • Construction Materials Testing

received  
5/15/00

### OFFICES IN:

- Orlando
- Gainesville
- Fort Myers
- Rockledge
- St. Augustine
- Daytona Beach
- West Palm Beach
- Jacksonville
- Ocala
- Tampa
- Dabary

May 12, 2000

C<sup>2</sup>ID, Ltd.  
11635 NW 1<sup>st</sup> Avenue  
Gainesville, FL 32607

Attention: Mr. John Curtis, Jr.

Reference: John Curtis Property  
U.S. 441 and I-75  
Alachua, Alachua County, FL  
Order No: 25116-002-00 Report No: 20671

Gentlemen:

Universal Engineering Sciences, Inc. has completed the subsurface investigation of the proposed stormwater retention basins at the John Curtis property in Alachua, Alachua County, Florida.

### Introduction

We understand you propose to develop this site for commercial/retail businesses. Retention basins are proposed at the south end of the project, and at the center of the project along lot lines. Based upon previous investigations, the basins at the south end of the project are expected to recover very slowly. The southern basins are expected to discharge into a sinkhole outfall. The proposed basins at the center of the project will rely on some percolation, and will also outfall into the sinkhole.

The purposes of our work were to investigate the soil and groundwater conditions at the basin locations, and present soil parameters to be used in the basin designs.

### Field Investigation

We investigated the subsurface conditions by observing test pits excavated with a backhoe. The test pits were performed at the approximate locations indicated on the attached plan. These locations were selected by Mr. Ralph Eng, and were located in the field by our personnel, using the staked roadway centerline as control. You should consider the locations to be approximate.

### Laboratory Testing

We performed four falling head permeability tests and wash 200 determinations on representative samples of the site soils. The samples were compacted to a loose condition, similar to the in-situ conditions of the soils.

### Findings

The test pits generally encountered two soil profiles. At the center of the site, the soil profile generally consists of 7 to 8 feet of light brown and orange silty sand over orange and gray sandy clay. At the south end of the site, the soil profile generally consists of brown, orange and gray clayey sand and sandy clay.

Groundwater was not encountered at the time of our investigation. Further, no indicators of a seasonal high groundwater table were observed.

For a more detailed description of the soil conditions encountered, please refer to the test pit logs attached.

### Recommended Soil Parameters

The laboratory tests indicate that the silty soils at this site have vertical coefficients of permeability which range from 0.4 to 2.0 feet per day. Our borings indicate that the depth of the confining layer ranges from 0.5 to 8.5 feet below the ground surface. You should consider the sandy clays to be the confining layer. The test pits did not encounter any indications of a seasonal high groundwater table, but you should consider the seasonal high groundwater table to be at the top of the confining layer.

Based upon the above findings, we recommend that you consider the following soil parameters in your basin design:

1. Average depth of confining layer  
= varies, see test pit logs
2. Average Vertical Unsaturated infiltration rate  
= 1 foot per day
3. Average Horizontal Hydraulic Conductivity  
= 2.5 feet per day
4. Fillable porosity = 20%
5. Average depth of seasonal high groundwater  
table = varies, at top of confining soils




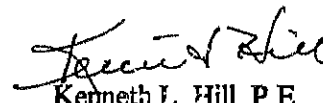
Page No: 3  
Order No: 25116-002-00  
Report No: 20671

We appreciate this opportunity to provide service to you on this project. If you should have any questions, or if we can be of further assistance, please contact us.

Sincerely,

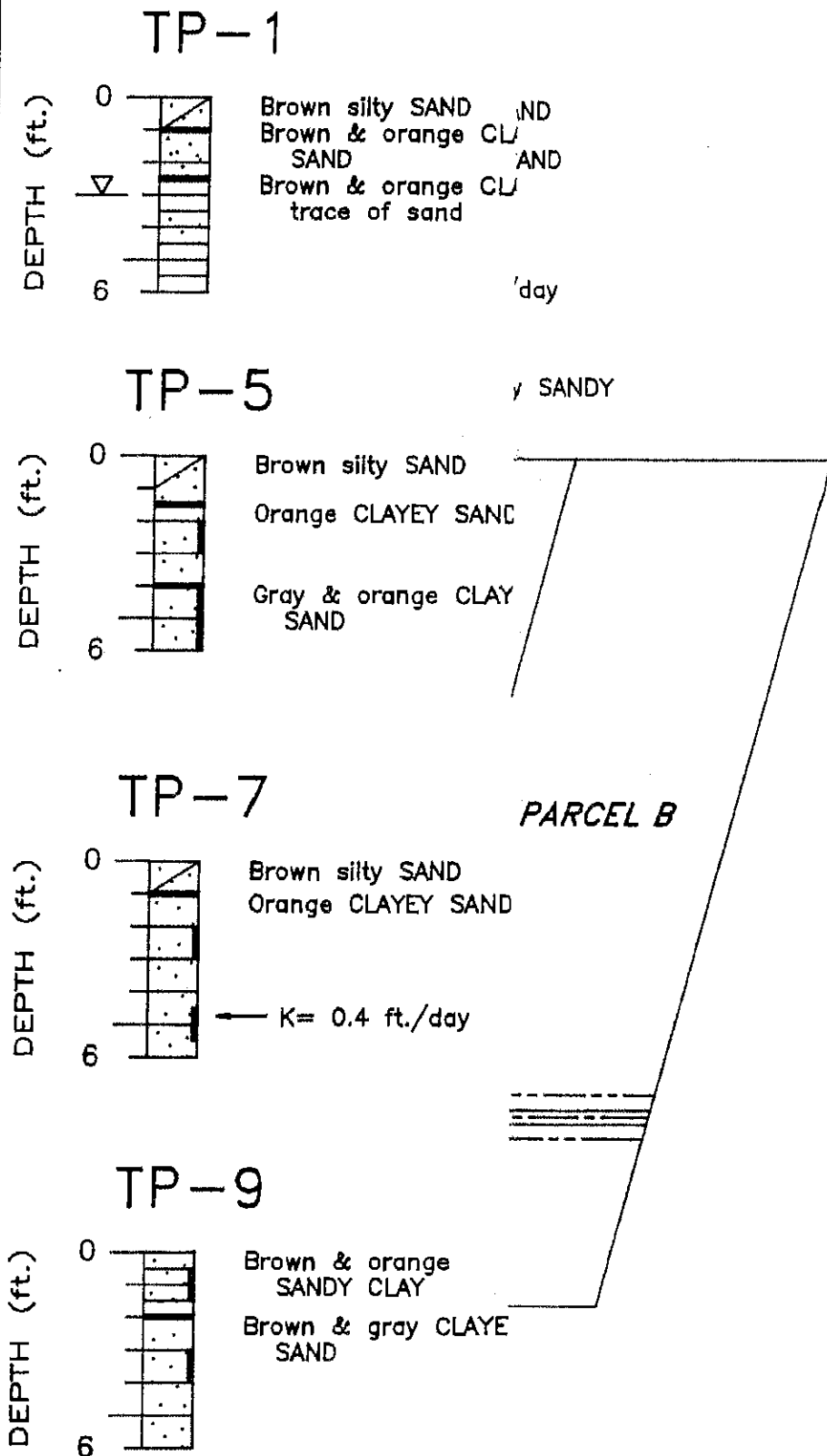
UNIVERSAL ENGINEERING SCIENCES, INC.

  
Jack W. Ray  
Regional Manager

 5/12/2000  
Kenneth L. Hill, P.E.  
Regional Engineer  
Florida P.E. No. 40146

JWR/KLH:kh (2)

cc: Eng, Denman & Associates, Inc.



FOR:

C<sup>2</sup>ID, LTD

DRAWN BY: KD DATE: 5/9/00

CHECKED BY: KLH DATE:

SCALE: NA / NTS ACAD FILE: 25116-D

ORDER NO: 25116-002 REPORT NO:

JOHN CURTIS PROPERTY  
U.S. 441 & I-75  
ALACHUA, ALACHUA COUNTY, FLORIDA

LOG OF BORINGS / LOCATION PLAN



UNIVERSAL  
ENGINEERING SCIENCES

PAGE NO:

B - 1

# SUMMARY OF LABORATORY RESULTS

PROJECT: John Curtis Property, U.S. 441 and I-75  
Alachua, Alachua County, FL  
 CLIENT: C<sup>2</sup>ID, Ltd.

ORDER NO: 25116-002-00  
 REPORT NO: 20671  
 DATE: May 12, 2000

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		COEFFICIENT OF PERMEABILITY (FT/DAY)	SIEVE ANALYSES (% passing)						ASHTOS MCL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
TP-2	6	Orange Silty Sand					1						25		SM
TP-3	2	Light Orange Silty Sand with Clay					1						22		SM/SC
TP-4	6	Orange Silty Sand					2						19		SM
TP-7	5	Orange Clayey Sand					0.4						26		SC

\*SS-Split Spoon  
 ST-Shelby Tube  
 A-Auger

Reviewed By: Kent  
 Kenneth L. Hill, P.E.

**UNIVERSAL**  
**ENGINEERING SCIENCES**  
 4475 SW 35th Terrace, Gainesville, FL 32608

(352) 372-3392

**SYMBOLS**

22	Number of Blows of a 140-lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin-Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core-Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

**UNIFIED CLASSIFICATION SYSTEM**

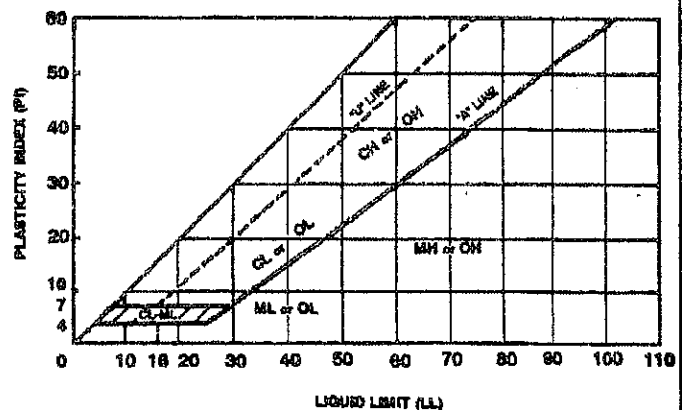
UNIFIED CLASSIFICATION SYSTEM					
MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES	
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines	
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures	
			GC	Clayey gravels, gravel-sand-clay mixtures	
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines	
			SP	Poorly graded sands and gravelly sands, little or no fines	
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures	
			SC	Clayey sands, sand-clay mixtures	
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 80% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	SILTS AND CLAYS Liquid limit greater than 80%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
			CH	Inorganic clays of high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity	
			Highly Organic Soils		PT
	* Based on the material passing the 3-in. (76-mm) sieve.				

**RELATIVE DENSITY  
(sand-silt)**

Very Loose - Less Than 4 Blows/Ft.  
 Loose - 4 - 10 Blows/Ft.  
 Medium - 10 to 30 Blows/Ft.  
 Dense - 30 to 50 Blows/Ft.  
 Very Dense - More Than 50 Blows/Ft.

**CONSISTENCY  
(clay)**

Very Soft - Less Than 2 Blows/Ft.  
 Soft - 2 to 4 Blows/Ft.  
 Medium - 4 to 8 Blows/Ft.  
 Stiff - 8 to 15 Blows/Ft.  
 Very Stiff - 15 to 30 Blows/Ft.  
 Hard - More Than 30 Blows/Ft.

**PLASTICITY CHART**




**SUWANNEE  
RIVER  
WATER  
MANAGEMENT  
DISTRICT**

8226 CR 48  
LIVE OAK, FLORIDA 32060  
TELEPHONE: (904) 362-1001  
TELEPHONE: 800-228-1066  
FAX (904) 362-1096

**GENERAL PERMIT**

**PERMITTEE:**  
CURTIS COMMERCIAL & INDUSTRIAL  
DEVELOPMENT, LTD.  
13894 NORTHWEST 2ND LANE  
JONESTOWN, FL 32669

**PERMIT NUMBER:** ERP01-0042  
**DATE ISSUED:** 06/08/2001  
**DATE EXPIRES:** 06/08/2003  
**COUNTY:** ALACHUA  
**TRS:** S9/T8S/R18E

**PROJECT:** ALACHUA GATEWAY CENTER

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

JOHN CURTIS, JR.  
ALACHUA GATEWAY CENTER SURFACEWATER MANAGEMENT  
215 NORTHWEST 138 TERRACE  
SUITE100  
JONESTOWN, FL 32669

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

**Construction and operation of a surfacewater management system serving 5.64 acres of impervious surface on a total project area of 37.65 acres in a manner consistent with the application package submitted by Eng, Denman and Associates, Inc., certified on March 28, 2001.**

It is your responsibility to insure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57(1), Florida Statutes (F.S.), and s.40B-1.511, F.A.C., if they object to the District's actions. Failure to request a hearing within 14 days will constitute a waiver of your right

to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400, F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.
2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.
3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.
5. The permit does not convey to the permittee any property right nor any rights or privileges other than those specified in the permit and chapter 40B-1, F.A.C.
6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.
7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.
8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.
9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.
10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.
11. As-built certification shall be made by an engineer or surveyor.
12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.
13. The surfacewater management system shall be operated and maintained in a manner which is

consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Special limiting conditions made part of this permit are as follows:

15. Operation and maintenance of the surfacewater management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

16. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surfacewater management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

17. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

18. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surfacewater management systems are located on the common areas and that the common areas are owned by the homeowner's association.

19. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.



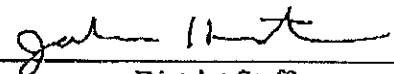
Permit No.: ERP01-0042

Project: ALACHUA GATEWAY CENTER


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WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by  Date Approved 6-8-01  
District Staff

Wynn McDonald  
Clerk

  
Executive Director

# ALACHUA COUNTY FIRE FLOW CALCULATION

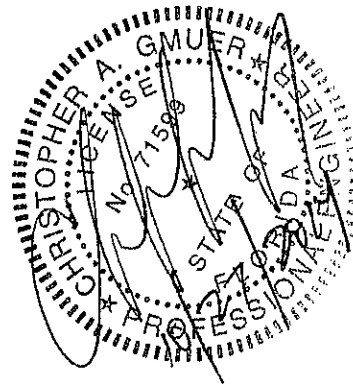
I. **Project Name:** Alachua Market Place  
Alachua, Florida

II. **General Location:**  
County: Alachua  
Township: 8 S Range: 18 E  
General Location: 9 16171 NW US HWY 441  
Alachua, Florida

II. **Building Information:**

## **BUILDING - 1**

Construction Class **Type II (222)**  
Building Type **Buildings other than One and Two-Family Dwellings**  
Building Area per Story **56431**  
Number of Stories **1**  
Fire Sprinklers Available? **Yes**  
Fire Sprinkler Type **Automatic Sprinkler System**  
Fire Sprinkler Reduction **75%**  
Minimum Building Separation **N/A**  
Building Separation Reduction **0%**  
Building Separation  
FRONT **↑ 150 ft**  
BACK **↑ 150 ft**  
LEFT **↑ 150 ft**  
RIGHT **↑ 150 ft**  
Minimum Fire Flow Required **1000**  
Fire Flow Area Required **more than 5000 sf**



Minimum Required Fire Flow and Flow Duration for Building  
per NFPA 1 - 2009 Edition Table 18.4.5.1.2

Building Type	Building Area (sq ft)	Minimum Fire Flow (GPM)	Flow Duration (min)	Minimum Fire Flow (GPM)
Type II (222)	56431	2500	2	625

Required Fire Flow = **1000.0 GPM**

///.

**18.4.5.1 One and Two-Family Dwellings.**

**18.4.5.1.1** The minimum fire flow and flow duration requirements for One and Two-Family Dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour.

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

**18.4.5.1.1.2** A reduction in required fire flow of 25% shall be permitted when the building is separated from other buildings by a minimum of 30 ft

**18.4.5.1.1.3** A reduction in 18.4.5.1.1.1 & 18.4.5.1.1.2 shall not reduce the required fire flow to less than

**18.4.5.1.2** Fire flow and flow duration for dwellings having a fire flow area in excess of 5,000 sf shall not be less than that specified in Table 18.4.5.1.2

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

**18.4.5.2 Buildings other than One and Two-Family Dwellings.**

The minimum fire flow and flow duration for buildings other than One and Two-Family Dwellings shall be as specified in Table 18.4.5.1.2

**18.4.5.2.1** A reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 GPM

**18.4.5.2.2** A reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 GPM.

ISO 2nd Edition, 1974

**CALCULATION OF REQUIRED FIRE FLOW**

**Project:** Alachua Market Place **Date:** 10/14/2014  
**Engineer:** Christopher A. Gmuer  
**Checked By:** Sergio Reyes  
**Location:** 16171 NW US Hwy 441  
Alachua, FL

**Fire Area Considered:**

**Type of Construction:** C= 0.8 Non-Combustable

**Ground Floor (sf):** 56,431 **No. of Stories:** 1

**Fire Flow from Table:** C=0.8

**Type of Occupancy:** 0% **Percent Change:** 0%  $0\% \times (a) = \underline{\underline{0}}$  0 GPM (a)  
**Subtotal =** 3,500 GPM (b)

**Automatic Sprinklers:** Yes **Percent Reduction:** 50%  $50\% \times (b) = \underline{\underline{1,750}}$  GPM

**Exposures:**

1. North	> 150	FT	Add Percent	<u>0</u>	%
2. East	> 150	FT	Add Percent	<u>0</u>	%
3. South	> 150	FT	Add Percent	<u>0</u>	%
4. West	> 150	FT	Add Percent	<u>0</u>	%
<b>Total Add Percent:</b>				<u>0</u>	%
<b>Use Percent:</b>				<u>0</u>	% $\times (b) = \underline{\underline{0}}$ GPM

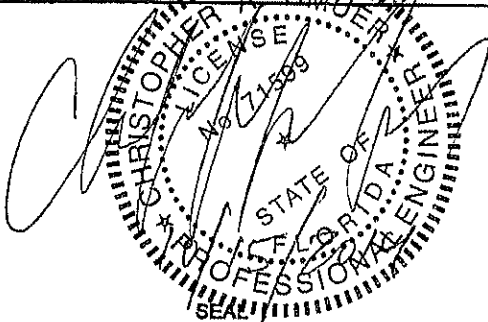
**TOTAL =** 1,750 GPM

**Fire Flow Req'd =** 1,750 GPM

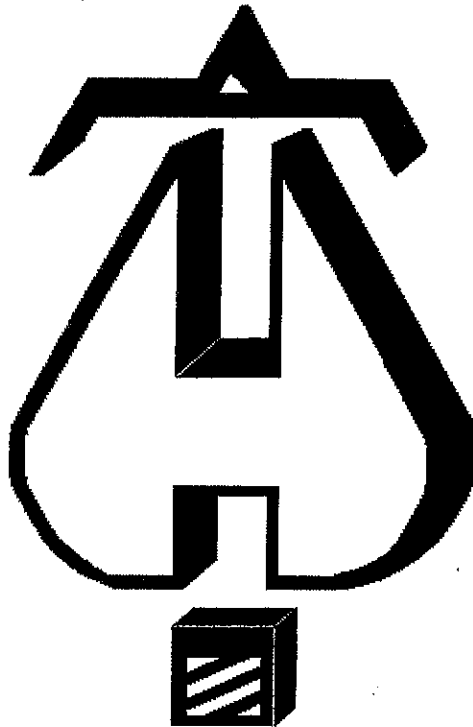
**Professional Engineer Certification**

**Signature:**

**Date:**



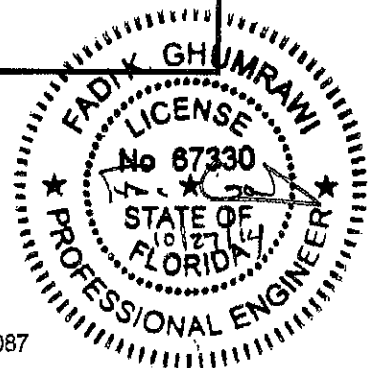




... Fire Protection by Computer Design

PREPARED FOR:  
Cuhaci & Peterson, Architects  
1925 Prospect Avenue  
Orlando, Florida 32814  
407.661.9100

Job Name : 14-151-Alachua Retail  
Drawing : FP02  
Location : Alachua Florida  
Remote Area : 1  
Contract : 14-151  
Data File : 14-151-Alachua Retail Area 1.WXF



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**HYDRAULIC CALCULATIONS**  
*for*

**Project name:** 14-151-Alachua Retail  
**Location:** Alachua Florida  
**Drawing no:** FP02  
**Date:** 10-27-14

**Design**

**Remote area number:** 1  
**Remote area location:** Retail  
**Occupancy classification:** Ordinary Hazard Group 2  
**Density:** 0.20 - Gpm/SqFt  
**Area of application:** 1,500 - SqFt  
**Coverage per sprinkler:** 120 - SqFt  
**Type of sprinklers calculated:** TYCO TY3231 QR Recessed Pendent  
**No. of sprinklers calculated:** 10  
**In-rack demand:** 0 - GPM  
**Hose streams:** 250 - GPM  
**Total water required (including hose streams):** 491.07 - GPM @ 34.71 - Psi  
**Type of system:** Wet Pipe Grid  
**Volume of dry or preaction system:** 0 - Gal

**Water supply information**

**Date:** 10-23-14  
**Location:** NW 167th Boulevard  
**Source:** City of Alachua

**Name of contractor:** G & P Engineering  
**Address:** PO Box 196725 Winter Springs Florida 32719-6725  
**Phone number:** 407.476.3031  
**Name of designer:** WDP  
**Authority having jurisdiction:** Local  
**Notes:** (Include peaking information or gridded systems here.)

# Water Supply Curve C

PREPARED FOR:

14-151-Alachua Retail

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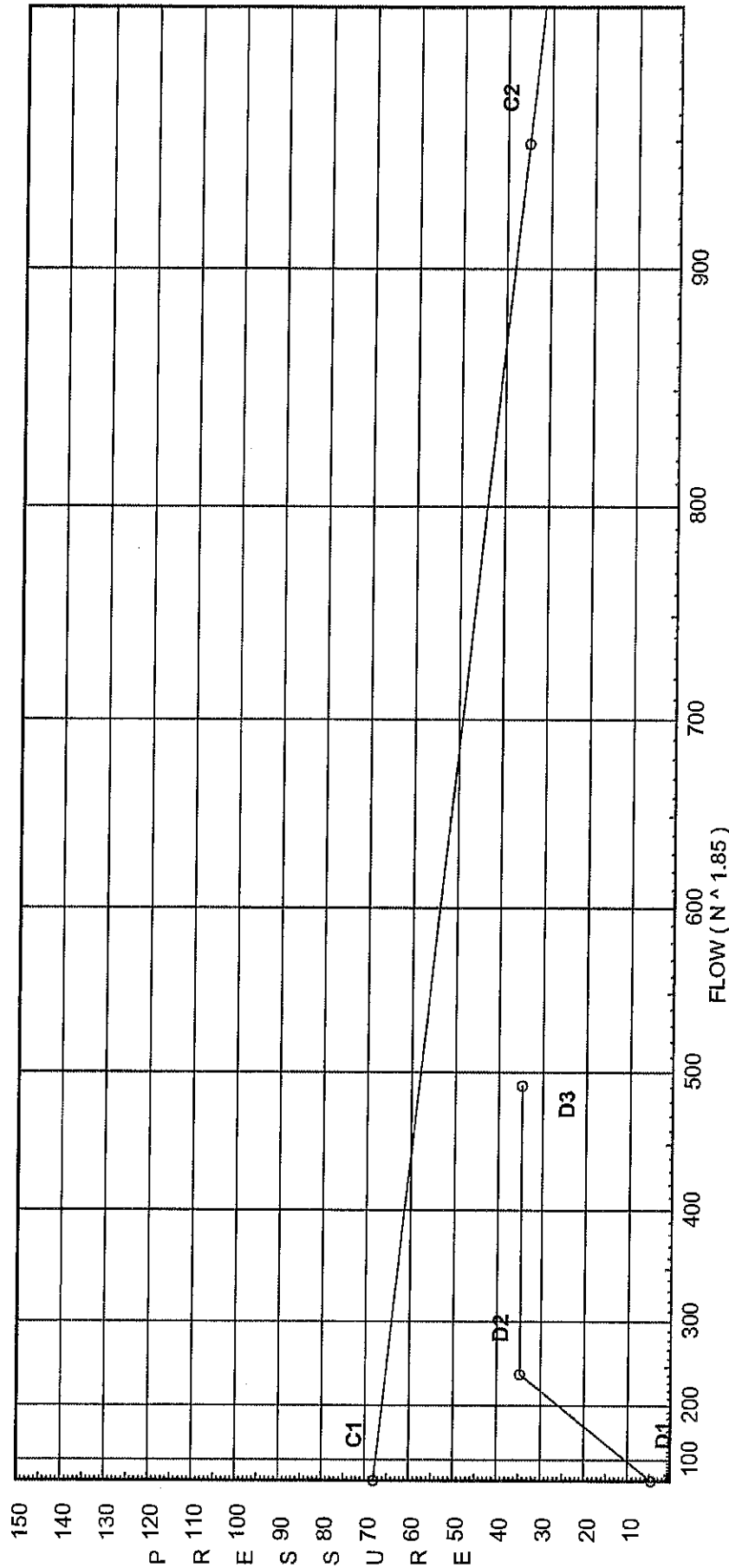
Date 10-27-14

## City Water Supply:

C1 - Static Pressure : 68  
C2 - Residual Pressure: 35  
C2 - Residual Flow : 949

## Demand:

D1 - Elevation : 4.621  
D2 - System Flow : 241.069  
D2 - System Pressure : 34.710  
Hose ( Demand ) : 250  
D3 - System Demand : 491.069  
Safety Margin : 23.536





# Fittings Used Summary

PREPARED FOR:

14-151-Alachua Retail

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Date 10-27-14

Fitting Legend Abbrev. Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
B NFPA 13 Butterfly Valve	0	0	0	0	0	6	7	10	0	12	9	10	12	19	21	0	0	0	0	0
E NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
F NFPA 13 45' Elbow	1	1	1	1	2	2	3	3	3	4	5	7	9	11	13	17	19	21	24	28
Fsp Flow Switch Potter VSR	Fitting generates a Fixed Loss Based on Flow																			
G NFPA 13 Gate Valve	0	0	0	0	0	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
S NFPA 13 Swing Check	0	0	5	7	9	11	14	16	19	22	27	32	45	55	65					
T NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
Zic Wilkins 350ADA	Fitting generates a Fixed Loss Based on Flow																			

## Units Summary

Diameter Units Inches  
Length Units Feet  
Flow Units US Gallons per Minute  
Pressure Units Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.

# Flow Summary - NFPA 2007

PREPARED FOR:  
14-151-Alachua Retail

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Date 10-27-14

## SUPPLY ANALYSIS

<i>Node at Source</i>	<i>Static Pressure</i>	<i>Residual Pressure</i>	<i>Flow</i>	<i>Available Pressure</i>	<i>Total Demand</i>	<i>Required Pressure</i>
TEST	68.0	35	949.0	58.246	491.07	34.71

## NODE ANALYSIS

<i>Node Tag</i>	<i>Elevation</i>	<i>Node Type</i>	<i>Pressure at Node</i>	<i>Discharge at Node</i>	<i>Notes</i>
DP01	10.0	5.6	18.37	24.0	
EQ01	10.67		18.2		
38	10.67	5.63	18.2	24.0	K=K @ EQ01
39	10.67		19.64		
40	10.67		19.71		
41	10.67		20.31		
42	10.67		20.32		
43	10.67		20.35		
44	10.67		20.39		
45	10.67		20.41		
46	10.67		20.41		
47	10.67		22.64		
TSR	10.67		22.82		
BSR	0.667		30.93		
UG1	0.0		31.27		
DDCV	0.0		34.61		
TEST	0.0		34.71	250.0	
48	10.67	5.63	18.2	24.0	K=K @ EQ01
49	10.67		19.64		
50	10.67		19.71		
51	10.67		22.36		
52	10.67		22.36		
53	10.67		22.39		
54	10.67		22.45		
55	10.67		22.55		
56	10.67	5.63	18.26	24.04	K=K @ EQ01
57	10.67	5.63	18.26	24.04	K=K @ EQ01
58	10.67	5.63	18.22	24.01	K=K @ EQ01
59	10.67		19.65		
60	10.67		19.72		
61	10.67	5.63	18.22	24.01	K=K @ EQ01
62	10.67		19.65		
63	10.67		19.72		
64	10.67	5.63	18.28	24.05	K=K @ EQ01
65	10.67	5.63	18.28	24.05	K=K @ EQ01
66	10.67	5.63	18.83	24.41	K=K @ EQ01
67	10.67		20.32		
68	10.67		20.36		
69	10.67	5.63	18.87	24.44	K=K @ EQ01

# Final Calculations - Hazen-Williams - 2007

PREPARED FOR:  
14-151-Alachua Retail

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Date 10-27-14

Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqv.	Ln.	Pipe Ftng's Total	CFact Pf/Ft	Pt Pe Pf	*****	Notes	*****
DP01 to EQ01	10 10.670	5.60	24.00 24.0	1 1,049		0.0 0.0 0.0	0.670 0.0 0.670	120  0.1821	18.367 -0.290 0.122			Vel = 8.91
EQ01			0.0 24.00						18.199		K Factor = 5.63	
38 to 39	10.670 10.67	5.63	24.00 24.0	1 1,049	1E 1T	2.0 5.0 0.0	0.910 7.000 7.910	120  0.1824	18.199 0.0 1.443		K = K @ EQ01	Vel = 8.91
39 to 40	10.67 10.67		0.0 24.0	2 2,067		0.0 0.0 0.0	10.000 0.0 10.000	120  0.0067	19.642 0.0 0.067			Vel = 2.29
40 to 41	10.67 10.67		24.04 48.04	2 2,067	1T	10.0 0.0 0.0	15.000 10.000 25.000	120  0.0242	19.709 0.0 0.605			Vel = 4.59
41 to 42	10.67 10.67		0.0 48.04	4 4.26		0.0 0.0 0.0	11.920 0.0 11.920	120  0.0007	20.314 0.0 0.008			Vel = 1.08
42 to 43	10.67 10.670		48.09 96.13	4 4.26		0.0 0.0 0.0	12.080 0.0 12.080	120  0.0026	20.322 0.0 0.032			Vel = 2.16
43 to 44	10.670 10.67		7.15 103.28	4 4.26		0.0 0.0 0.0	11.920 0.0 11.920	120  0.0029	20.354 0.0 0.035			Vel = 2.32
44 to 45	10.67 10.67		-33.72 69.56	4 4.26		0.0 0.0 0.0	13.080 0.0 13.080	120  0.0014	20.389 0.0 0.018			Vel = 1.57
45 to 46	10.67 10.67		-34.41 35.15	4 4.26		0.0 0.0 0.0	8.420 0.0 8.420	120  0.0005	20.407 0.0 0.004			Vel = 0.79
46 to 47	10.67 10.67		0.0 35.15	2 2,067	2T	20.0 0.0 0.0	144.310 20.000 164.310	120  0.0136	20.411 0.0 2.231			Vel = 3.36
47 to TSR	10.67 10.670		205.92 241.07	4 4.26		0.0 0.0 0.0	12.860 0.0 12.860	120  0.0142	22.642 0.0 0.182			Vel = 5.43
TSR to BSR	10.670 .667		0.0 241.07	4 4.26	1Fsp 1B 1S	0.0 15.8 28.968	10.000 44.768 54.768	120  0.0142	22.824 7.332 0.775		** Fixed Loss = 3	Vel = 5.43
BSR to UG1	.667 0		0.0 241.07	6 6.09	1E	21.583 0.0 0.0	10.000 21.583 31.583	150  0.0016	30.931 0.289 0.051			Vel = 2.66
UG1 to DDCV	0 0		0.0 241.07	6 6.09	4E 1F 1Zic	86.332 10.791 0.0	170.000 97.123 267.123	150  0.0016	31.271 2.900 0.439		** Fixed Loss = 2.9	Vel = 2.66
DDCV to TEST	0 0		0.0 241.07	6 6.09	1G 1T	4.625 46.249 0.0	10.000 50.874 60.874	150  0.0016	34.610 0.0 0.100			Vel = 2.66
										Qa = 250.00		

# Final Calculations - Hazen-Williams - 2007

PREPARED FOR:  
14-151-Alachua Retail

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Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqv. Ln.	Pipe Ftng's Total	CFact Pf/Ft	Pt Pe Pf	*****	Notes	*****
<hr/>											
TEST			491.07					34.710		K Factor = 83.35	
48 to 49	10.67 10.67	5.63	24.00 24.0	1 1.049	1E 1T 2.0 5.0 0.0	0.910 7.000 7.910	120 0.1824	18.199 0.0 1.443		K = K @ EQ01 Vel = 8.91	
49 to 50	10.67 10.67		0.0 24.0	2 2.067	0.0 0.0 0.0	10.000 0.0 10.000	120 0.0067	19.642 0.0 0.067		Vel = 2.29	
50 to 51	10.67 10.67		24.04 48.04	2 2.067	1T 10.0 0.0 0.0	99.340 10.000 109.340	120 0.0242	19.709 0.0 2.646		Vel = 4.59	
51 to 52	10.67 10.67		0.0 48.04	4 4.26	0.0 0.0 0.0	11.920 0.0 11.920	120 0.0008	22.355 0.0 0.009		Vel = 1.08	
52 to 53	10.67 10.67		48.05 96.09	4 4.26	0.0 0.0 0.0	12.080 0.0 12.080	120 0.0026	22.364 0.0 0.031		Vel = 2.16	
53 to 54	10.67 10.67		41.70 137.79	4 4.26	0.0 0.0 0.0	11.920 0.0 11.920	120 0.0050	22.395 0.0 0.060		Vel = 3.10	
54 to 55	10.67 10.67		33.71 171.5	4 4.26	0.0 0.0 0.0	13.080 0.0 13.080	120 0.0075	22.455 0.0 0.098		Vel = 3.86	
55 to 47	10.67 10.67		34.42 205.92	4 4.26	0.0 0.0 0.0	8.420 0.0 8.420	120 0.0106	22.553 0.0 0.089		Vel = 4.64	
47			0.0 205.92					22.642		K Factor = 43.28	
56 to 40	10.67 10.67	5.63	24.04 24.04	1 1.049	1E 1T 2.0 5.0 0.0	0.910 7.000 7.910	120 0.1829	18.262 0.0 1.447		K = K @ EQ01 Vel = 8.92	
40			0.0 24.04					19.709		K Factor = 5.42	
57 to 50	10.67 10.67	5.63	24.04 24.04	1 1.049	1E 1T 2.0 5.0 0.0	0.910 7.000 7.910	120 0.1829	18.262 0.0 1.447		K = K @ EQ01 Vel = 8.92	
50			0.0 24.04					19.709		K Factor = 5.42	
39 to 49	10.67 10.67		0.0 0.0	2 2.067	0.0 0.0 0.0	10.000 0.0 10.000	120 0	19.642 0.0 0.0		Vel = 0	
49			0.0 0.0					19.642		K Factor = 0	
58 to 59	10.67 10.67	5.63	24.01 24.01	1 1.049	1E 1T 2.0 5.0 0.0	0.830 7.000 7.830	120 0.1825	18.220 0.0 1.429		K = K @ EQ01 Vel = 8.91	
59 to 60	10.67 10.67		0.02 24.03	2 2.067	0.0 0.0 0.0	10.000 0.0 10.000	120 0.0067	19.649 0.0 0.067		Vel = 2.30	

# Final Calculations - Hazen-Williams - 2007

PREPARED FOR:  
14-151-Alachua Retail

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Date 10-27-14

Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqv.	Ln.	Pipe Ftng's Total	CFact Pf/Ft	Pt Pe Pf	*****	Notes	*****
60 to 42	10.67 10.67		24.06 48.09	2 2.067	1T	10.0 0.0 0.0	15.000 10.000 25.000	120 0.0242	19.716 0.0 0.606			Vel = 4.60
42			0.0 48.09						20.322		K Factor = 10.67	
61 to 62	10.67 10.67	5.63	24.01 24.01	1 1.049	1E 1T	2.0 5.0 0.0	0.830 7.000 7.830	120 0.1825	18.220 0.0 1.429		K = K @ EQ01	Vel = 8.91
62 to 63	10.67 10.67		-0.01 24.0	2 2.067		0.0 0.0 0.0	10.000 0.0 10.000	120 0.0067	19.649 0.0 0.067			Vel = 2.29
63 to 52	10.67 10.67		24.05 48.05	2 2.067	1T	10.0 0.0 0.0	99.340 10.000 109.340	120 0.0242	19.716 0.0 2.648			Vel = 4.59
52			0.0 48.05						22.364		K Factor = 10.16	
64 to 60	10.67 10.67	5.63	24.05 24.05	1 1.049	1E 1T	2.0 5.0 0.0	0.830 7.000 7.830	120 0.1831	18.282 0.0 1.434		K = K @ EQ01	Vel = 8.93
60			0.0 24.05						19.716		K Factor = 5.42	
65 to 63	10.67 10.67	5.63	24.05 24.05	1 1.049	1E 1T	2.0 5.0 0.0	0.830 7.000 7.830	120 0.1831	18.282 0.0 1.434		K = K @ EQ01	Vel = 8.93
63			0.0 24.05						19.716		K Factor = 5.42	
59 to 62	10.67 10.67		-0.02 -0.02	2 2.067		0.0 0.0 0.0	10.000 0.0 10.000	120 0	19.649 0.0 0.0			Vel = 0
62			0.0 -0.02						19.649		K Factor = 0	
66 to 67	10.67 10.67	5.63	24.41 24.41	1 1.049	1E 1T	2.0 5.0 0.0	0.910 7.000 7.910	120 0.1881	18.833 0.0 1.488		K = K @ EQ01	Vel = 9.06
67 to 68	10.67 10.67		-7.15 17.26	2 2.067		0.0 0.0 0.0	10.000 0.0 10.000	120 0.0037	20.321 0.0 0.037			Vel = 1.65
68 to 53	10.67 10.67		24.44 41.7	2 2.067	1T	10.0 0.0 0.0	99.340 10.000 109.340	120 0.0186	20.358 0.0 2.037			Vel = 3.99
53			0.0 41.70						22.395		K Factor = 8.81	
69 to 68	10.67 10.67	5.63	24.44 24.44	1 1.049	1E 1T	2.0 5.0 0.0	0.910 7.000 7.910	120 0.1885	18.867 0.0 1.491		K = K @ EQ01	Vel = 9.07
68			0.0 24.44						20.358		K Factor = 5.42	
67 to 43	10.67 10.670		7.15 7.15	2 2.067	1T	10.0 0.0 0.0	35.000 10.000 45.000	120 0.0007	20.321 0.0 0.033			Vel = 0.68

# Final Calculations - Hazen-Williams - 2007

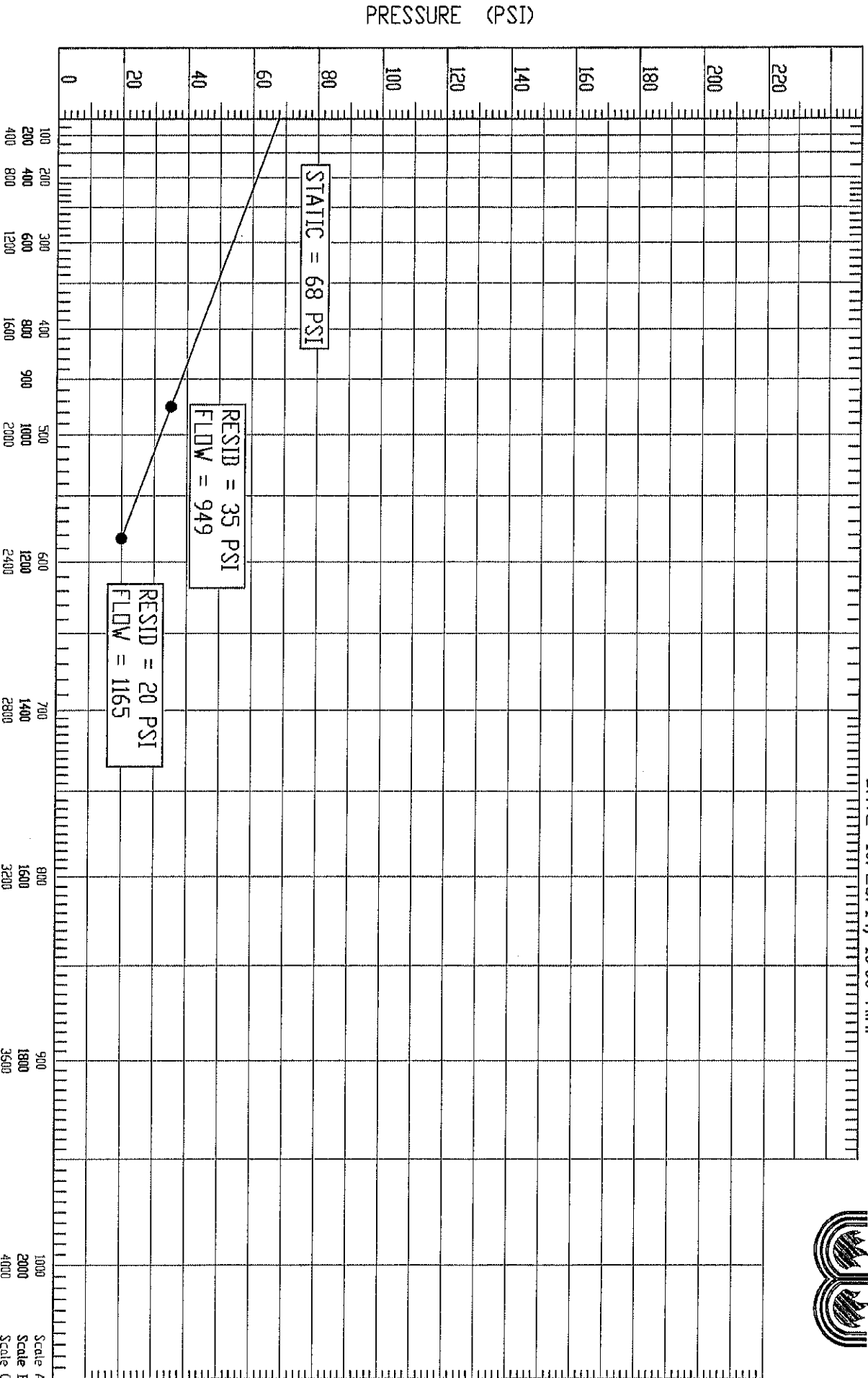
PREPARED FOR:  
14-151-Alachua Retail

Page 8  
Date 10-27-14

Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqv.	Ln.	Pipe Ftng's Total	CFact Pf/Ft	Pt Pe Pf	*****	Notes	*****
43			0.0 7.15						20.354		K Factor = 1.58	
44 to 54	10.67 10.67		33.71 33.71	2 2.067	2T	20.0 0.0 0.0	144.340 20.000 164.340	120	20.389 0.0 2.066		Vel = 3.22	
54			0.0 33.71						22.455		K Factor = 7.11	
45 to 55	10.67 10.67		34.41 34.41	2 2.067	2T	20.0 0.0 0.0	144.340 20.000 164.340	120	20.407 0.0 2.146		Vel = 3.29	
55			0.0 34.41						22.553		K Factor = 7.25	

CONTRACT NAME: ALACHUA MARKET PLACE

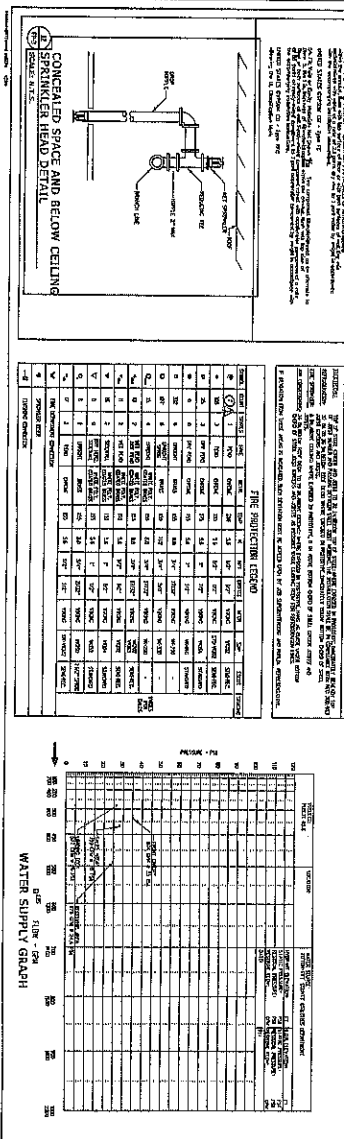
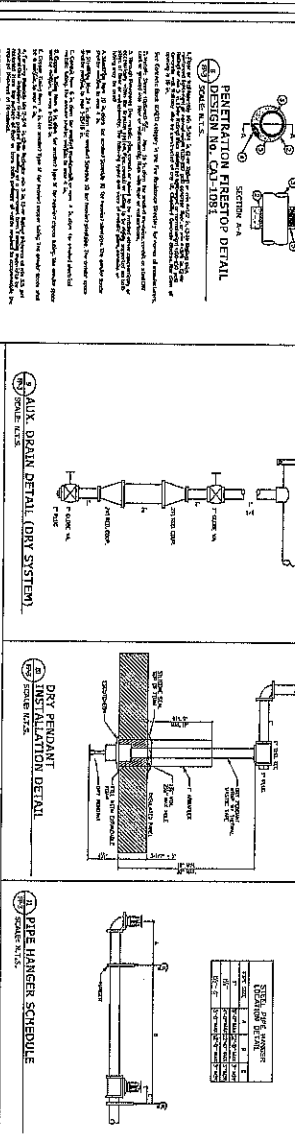
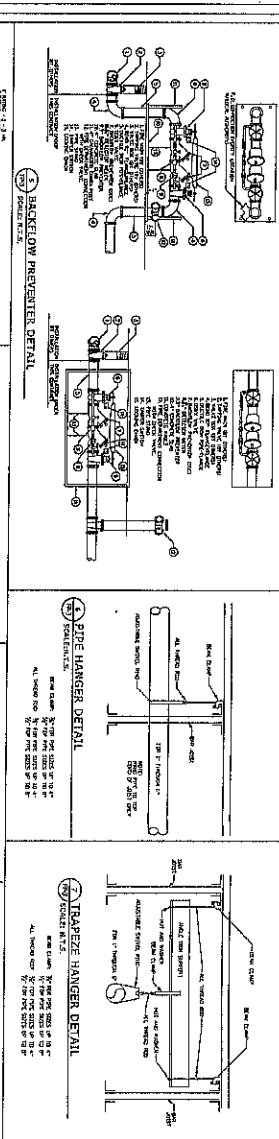
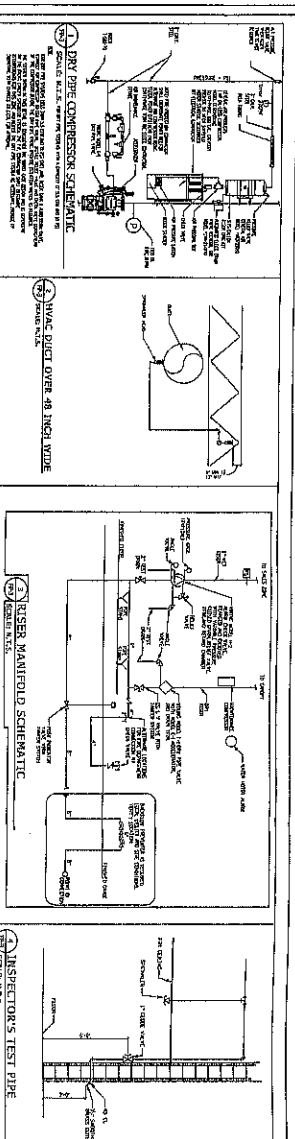
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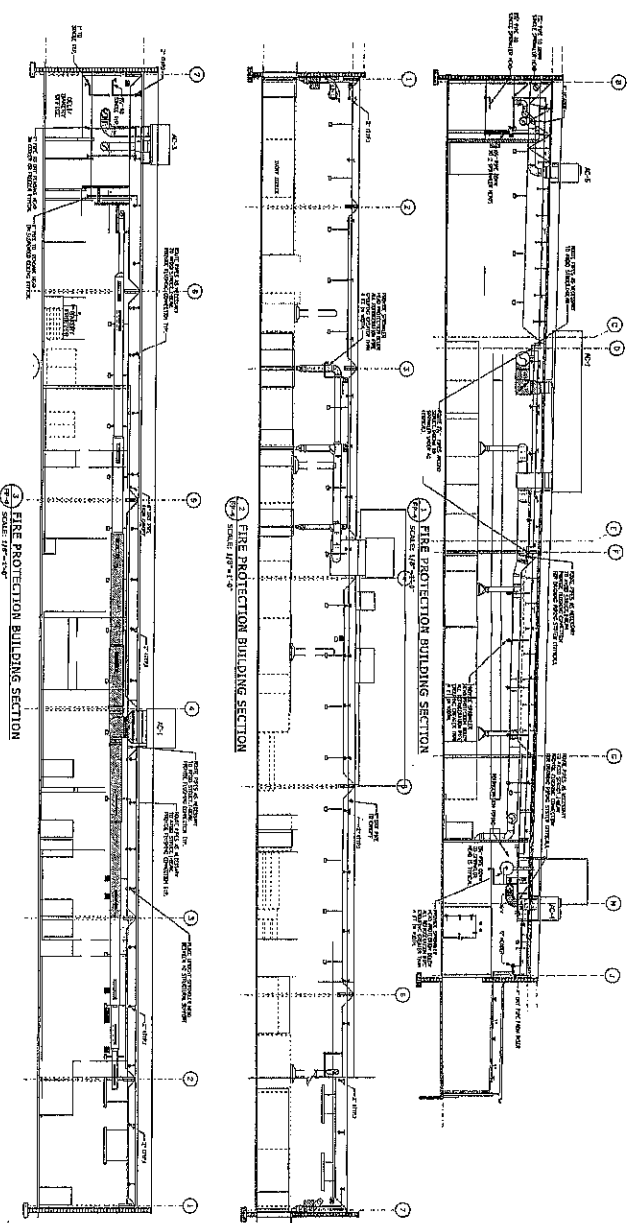




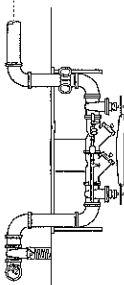
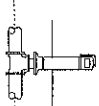


1. INSTALLATION INSTRUCTIONS  
2. GENERAL NOTES  
3. MATERIALS  
4. FINISHES  
5. COORDINATION  
6. NOTES

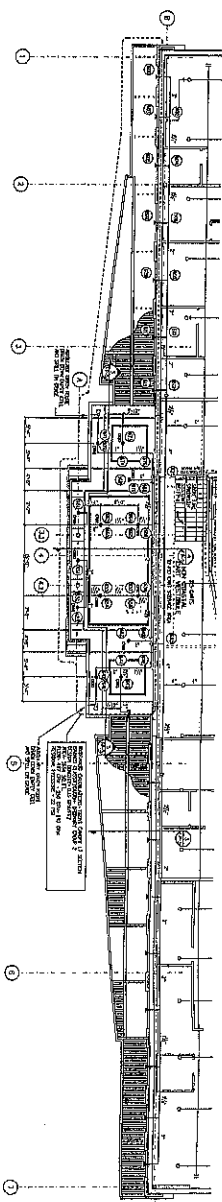
COMPANY: PUBLIX SUPERMARKET, INC.  
PROJECT: NEW STORE CONSTRUCTION  
DATE: 10/1/2010  
DRAWN BY: J. L. HARRIS  
CHECKED BY: J. L. HARRIS  
SCALE: 1/8" = 1'-0"



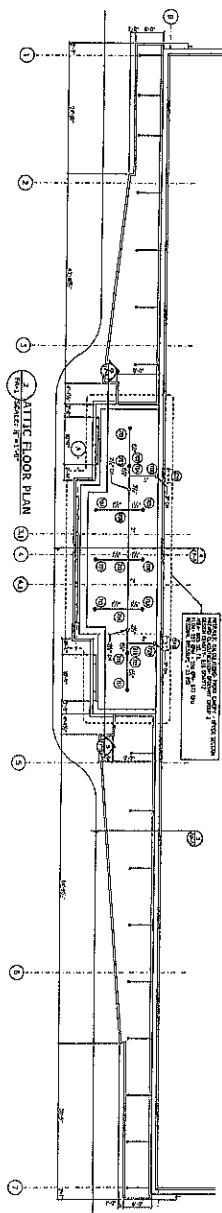
**FIRE RISER SECTION**  
SCALE: 1/8" = 1'-0"



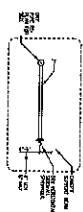
**FP-4**  
NOT FOR CONSTRUCTION  
FIRE PROTECTION SECTIONS  
SCALE: 1/8" = 1'-0"



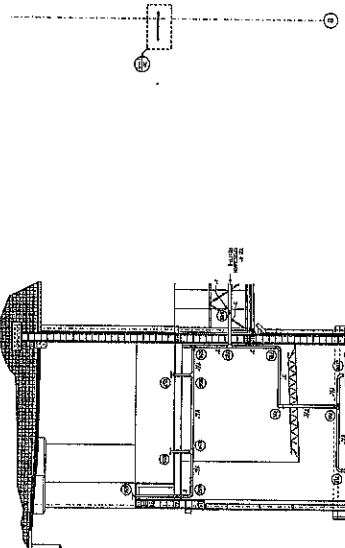
1 LOWER CANOPY FIRE PROTECTION



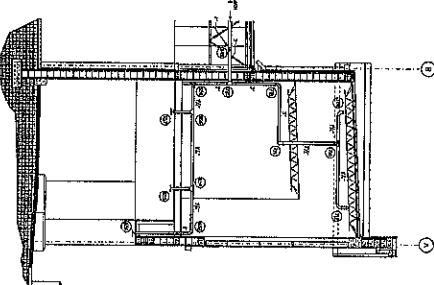
2 UPPER CANOPY FIRE PROTECTION



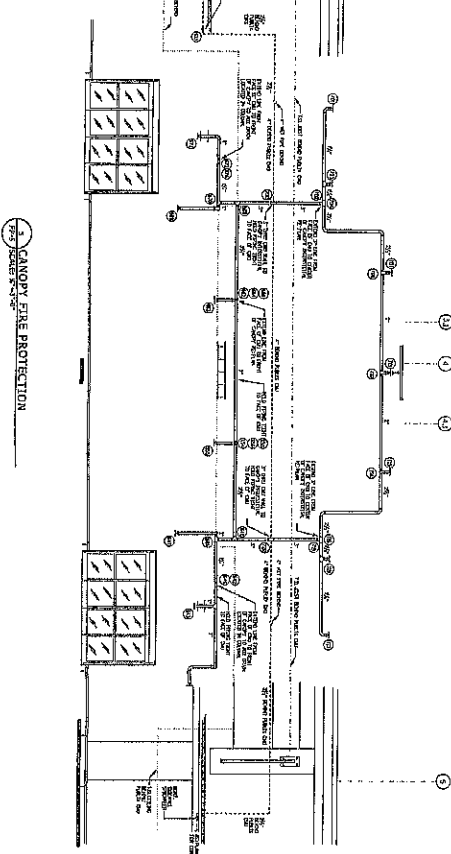
3 DRY HOIST SIDEWALL SPRINKLER DT



4 ALUMINUM CANOPY FIRE PROTECTION



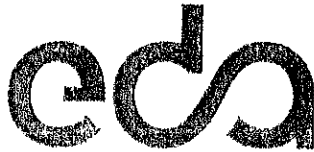
5 CANOPY FIRE PROTECTION



6 CANOPY FIRE PROTECTION

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 90AA, 90AB, 90AC, 90AD, 90AE, 90AF, 90AG, 90AH, 90AI, 90AJ, 90AK, 90AL, 90AM, 90AN, 90AO, 90AP, 90AQ, 90AR, 90AS, 90AT, 90AU, 90AV, 90AW, 90AX, 90AY, 90AZ, 90BA, 90BB, 90BC, 90BD, 90BE, 90BF, 90BG, 90BH, 90BI, 90BJ, 90BK, 90BL, 90BM, 90BN, 90BO, 90BP, 90BQ, 90BR, 90BS, 90BT, 90BU, 90BV, 90BW, 90BX, 90BY, 90BZ, 90CA, 90CB, 90CC, 90CD, 90CE, 90CF, 90CG, 90CH, 90CI, 90CJ, 90CK, 90CL, 90CM, 90CN, 90CO, 90CP, 90CQ, 90CR, 90CS, 90CT, 90CU, 90CV, 90CW, 90CX, 90CY, 90CZ, 90DA, 90DB, 90DC, 90DD, 90DE, 90DF, 90DG, 90DH, 90DI, 90DJ, 90DK, 90DL, 90DM, 90DN, 90DO, 90DP, 90DQ, 90DR, 90DS, 90DT, 90DU, 90DV, 90DW, 90DX, 90DY, 90DZ, 90EA, 90EB, 90EC, 90ED, 90EE, 90EF, 90EG, 90EH, 90EI, 90EJ, 90EK, 90EL, 90EM, 90EN, 90EO, 90EP, 90EQ, 90ER, 90ES, 90ET, 90EU, 90EV, 90EW, 90EX, 90EY, 90EZ, 90FA, 90FB, 90FC, 90FD, 90FE, 90FF, 90FG, 90FH, 90FI, 90FJ, 90FK, 90FL, 90FM, 90FN, 90FO, 90FP, 90FQ, 90FR, 90FS, 90FT, 90FU, 90FV, 90FW, 90FX, 90FY, 90FZ, 90GA, 90GB, 90GC, 90GD, 90GE, 90GF, 90GG, 90GH, 90GI, 90GJ, 90GK, 90GL, 90GM, 90GN, 90GO, 90GP, 90GQ, 90GR, 90GS, 90GT, 90GU, 90GV, 90GW, 90GX, 90GY, 90GZ, 90HA, 90HB, 90HC, 90HD, 90HE, 90HF, 90HG, 90HH, 90HI, 90HJ, 90HK, 90HL, 90HM, 90HN, 90HO, 90HP, 90HQ, 90HR, 90HS, 90HT, 90HU, 90HV, 90HW, 90HX, 90HY, 90HZ, 90IA, 90IB, 90IC, 90ID, 90IE, 90IF, 90IG, 90IH, 90II, 90IJ, 90IK, 90IL, 90IM, 90IN, 90IO, 90IP, 90IQ, 90IR, 90IS, 90IT, 90IU, 90IV, 90IW, 90IX, 90IY, 90IZ, 90JA, 90JB, 90JC, 90JD, 90JE, 90JF, 90JG, 90JH, 90JI, 90JJ, 90JK, 90JL, 90JM, 90JN, 90JO, 90JP, 90JQ, 90JR, 90JS, 90JT, 90JU, 90JV, 90JW, 90JX, 90JY, 90JZ, 90KA, 90KB, 90KC, 90KD, 90KE, 90KF, 90KG, 90KH, 90KI, 90KJ, 90KK, 90KL, 90KM, 90KN, 90KO, 90KP, 90KQ, 90KR, 90KS, 90KT, 90KU, 90KV, 90KW, 90KX, 90KY, 90KZ, 90LA, 90LB, 90LC, 90LD, 90LE, 90LF, 90LG, 90LH, 90LI, 90LJ, 90LK, 90LL, 90LM, 90LN, 90LO, 90LP, 90LQ, 90LR, 90LS, 90LT, 90LU, 90LV, 90LW, 90LX, 90LY, 90LZ, 90MA, 90MB, 90MC, 90MD, 90ME, 90MF, 90MG, 90MH, 90MI, 90MJ, 90MK, 90ML, 90MM, 90MN, 90MO, 90MP, 90MQ, 90MR, 90MS, 90MT, 90MU, 90MV, 90MW, 90MX, 90MY, 90MZ, 90NA, 90NB, 90NC, 90ND, 90NE, 90NF, 90NG, 90NH, 90NI, 90NJ, 90NK, 90NL, 90NM, 90NN, 90NO, 90NP, 90NQ, 90NR, 90NS, 90NT, 90NU, 90NV, 90NW, 90NX, 90NY, 90NZ, 90OA, 90OB, 90OC, 90OD, 90OE, 90OF, 90OG, 90OH, 90OI, 90OJ, 90OK, 90OL, 90OM, 90ON, 90OO, 90OP, 90OQ, 90OR, 90OS, 90OT, 90OU, 90OV, 90OW, 90OX, 90OY, 90OZ, 90PA, 90PB, 90PC, 90PD, 90PE, 90PF, 90PG, 90PH, 90PI, 90PJ, 90PK, 90PL, 90PM, 90PN, 90PO, 90PP, 90PQ, 90PR, 90PS, 90PT, 90PU, 90PV, 90PW, 90PX, 90PY, 90PZ, 90QA, 90QB, 90QC, 90QD, 90QE, 90QF, 90QG, 90QH, 90QI, 90QJ, 90QK, 90QL, 90QM, 90QN, 90QO, 90QP, 90QQ, 90QR, 90QS, 90QT, 90QU, 90QV, 90QW, 90QX, 90QY, 90QZ, 90RA, 90RB, 90RC, 90RD, 90RE, 90RF, 90RG, 90RH, 90RI, 90RJ, 90RK, 90RL, 90RM, 90RN, 90RO, 90RP, 90RQ, 90RR, 90RS, 90RT, 90RU, 90RV, 90RW, 90RX, 90RY, 90RZ, 90SA, 90SB, 90SC, 90SD, 90SE, 90SF, 90SG, 90SH, 90SI, 90SJ, 90SK, 90SL, 90SM, 90SN, 90SO, 90SP, 90SQ, 90SR, 90SS, 90ST, 90SU, 90SV, 90SW, 90SX, 90SY, 90SZ, 90TA, 90TB, 90TC, 90TD, 90TE, 90TF, 90TG, 90TH, 90TI, 90TJ, 90TK, 90TL, 90TM, 90TN, 90TO, 90TP, 90TQ, 90TR, 90TS, 90TT, 90TU, 90TV, 90TW, 90TX, 90TY, 90TZ, 90UA, 90UB, 90UC, 90UD, 90UE, 90UF, 90UG, 90UH, 90UI, 90UJ, 90UK, 90UL, 90UM, 90UN, 90UO, 90UP, 90UQ, 90UR, 90US, 90UT, 90UU, 90UV, 90UW, 90UX, 90UY, 90UZ, 90VA, 90VB, 90VC, 90VD, 90VE, 90VF, 90VG, 90VH, 90VI, 90VJ, 90VK, 90VL, 90VM, 90VN, 90VO, 90VP, 90VQ, 90VR, 90VS, 90VT, 90VU, 90VV, 90VW, 90VX, 90VY, 90VZ, 90WA, 90WB, 90WC, 90WD, 90WE, 90WF, 90WG, 90WH, 90WI, 90WJ, 90WK, 90WL, 90WM, 90WN, 90WO, 90WP, 90WQ, 90WR, 90WS, 90WT, 90WU, 90WV, 90WW, 90WX, 90WY, 90WZ, 90XA, 90XB, 90XC, 90XD, 90XE, 90XF, 90XG, 90XH, 90XI, 90XJ, 90XK, 90XL, 90XM, 90XN, 90XO, 90XP, 90XQ, 90XR, 90XS, 90XT, 90XU, 90XV, 90XW, 90XX, 90XY, 90XZ, 90YA, 90YB, 90YC, 90YD, 90YE, 90YF, 90YG, 90YH, 90YI, 90YJ, 90YK, 90YL, 90YM, 90YN, 90YO, 90YP, 90YQ, 90YR, 90YS, 90YT, 90YU, 90YV, 90YW, 90YX, 90YY, 90YZ, 90ZA, 90ZB, 90ZC, 90ZD, 90ZE, 90ZF, 90ZG, 90ZH, 90ZI, 90ZJ, 90ZK, 90ZL, 90ZM, 90ZN, 90ZO, 90ZP, 90ZQ, 90ZR, 90ZS, 90ZT, 90ZU, 90ZV, 90ZW, 90ZX, 90ZY, 90ZZ.

NOTES:	
CONSTRUCTION	
45.8	
ESCAPE CANOPY	
FIRE PROTECTION	
FP-5	



engineers • surveyors • planners, inc.

## Letter of Transmittal

Date: 10-6-14

Attn: Adam Doyle

Re: Alachua Marketplace

To: FDOT

5007 NE 39<sup>th</sup> Avenue

We are sending you the following items:

☐ Shop Drawings

☐ Prints

☐ Plans

☐ Samples

☐ Copy of Letter

☐ Change Order

☐ Specifications

☐ Other \_\_\_\_\_

Copies	Date	No.	Description
4	10-6-14	1	C7.00 – C7.40
1	10-6-14	2	Survey
1	10-6-14	3	Signalization Plans
1	10-6-14	4	Traffic Report
1	10-6-14	5	Boring Report

THESE ARE TRANSMITTED as checked below:

☐ For Approval

☐ Approved as Submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☐ For Your Use

☐ Approved as Noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As Requested

☐ Returned for Corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For Review and Comments

☐ \_\_\_\_\_

Remarks:

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Signed Chris Gruen, P.E.



# City of Alachua Lot Split Application

**FOR OFFICE USE ONLY**

Filing Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Signature of Approval: \_\_\_\_\_

Reference City of Alachua Land Development Regulations Article 2.4.10(B)(3)

**All interested parties must discuss exemption criteria with the Planning & Community Development Department  
prior to submittal of this application.**

**A. PROJECT**

1. Project Name: Alachua Market Place
2. Address of Subject Property: 16139 NW US Hwy 441
3. Parcel ID Number(s): 03053-001-001
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 24.69
7. Existing Use of Property: Vacant

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, P.E. Title: President  
Company (if applicable): eda engineers - surveyors - planners, inc.  
Mailing address: 2404 NW 43rd Street  
City: Gainesville State: FL ZIP: 32606  
Telephone: (      ) 352-373-3541 Fax: (      ) 352-373-7249 Email: sreyes@edafi.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Hipp Investments LLC  
Mailing Address: 14610 NW 129th Terrace  
City: Alachua State: FL ZIP: 32615

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No  
If yes, list names of all parties involved: Hipp Investments LLC  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

**D. ATTACHMENTS**

1. Materials to support that the proposed action is consistent with the Comprehensive Plan and Land Development Regulations.
2. An aerial map of the subject property, indicating its location and showing the surrounding vicinity.
3. Legal description with tax parcel number.
4. Land Description of Lot 1 and Lot 2 to be created. Description must be either a survey or scaled drawing, and must depict the location of all recorded easements, the area (in square feet) and dimensions of each lot/tract to be created.
5. Legal description for Lot 1 and Lot 2 to be created.
6. Proof of ownership.
7. Copy of warranty deed to show current ownership.
8. Proof of payment of taxes.

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/17/2010

Page 1 of 2

All 8 attachments are required for a complete application. A review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application and fee 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. I/We understand that not further division of the land included as part of this application will be permitted under this section. If further divisions are desired, a subdivision must be prepared and submitted in accordance with Section 2.4.10 of the City of Alachua Land Development Regulations.



Signature of Applicant

Sergio Reyes

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

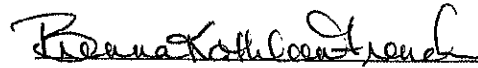
State of Florida County of Alachua

The foregoing application is acknowledged before me this 22<sup>nd</sup> day of September, 2014, by Sergio Reyes

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

NOTARY SEAL





Signature of Notary Public, State of FL

**Office Use Only:**

Review Date: \_\_\_\_\_

FLUM: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

Setbacks: F \_\_\_\_\_ R \_\_\_\_\_ SR \_\_\_\_\_ SL \_\_\_\_\_ Flood Zone: \_\_\_\_\_ BFE \_\_\_\_\_ FFE \_\_\_\_\_

Would the proposed action create any flag lot(s): ☐ Yes ☐ No

Proposed Lot(s) meet dimensional criteria: ☐ Yes ☐ No

Public Services Utility Locations Map Attached: ☐ Yes ☐ No

Located in Wellfield Protection Zone: ☐ Yes ☐ No

Comments/Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sign and fill in the box located at the top right corner of page one (1).



## PROPERTY OWNER AFFIDAVIT

Owner Name: Hipp Investments LLC			
Address: PO Box 1000, Alachua, FL 32616		Phone: 386-462-2047	
Agent Name: eda engineers - surveyors - planners, Inc.			
Address: 2404 NW 43rd Street, Gainesville, FL 32606		Phone: 373-3541	
Parcel No.: 03053-001-001			
Acreage: 24.69 acres		S: 09	T: 08 R: 18
Requested Action: Lot Split Application			

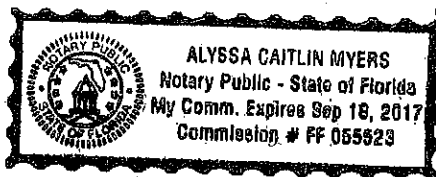
**I hereby certify that:**

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *Lisa H. Albertson*  
Printed name: Lisa H. Albertson for Hipp Investments, LLC  
Date: 9/19/14

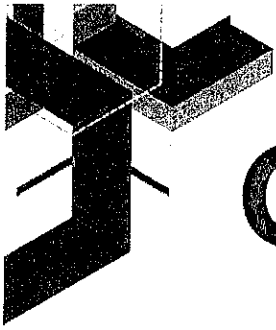
The foregoing affidavit is acknowledged before me this 19 day of September, 2014, by Lisa H. Albertson, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



*Alyssa Caitlin Myers*  
Signature of Notary Public, State of Florida





engineers • surveyors • planners, inc.

September 25, 2014

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616

**Re: Lot Split Application – Alachua Market Place**

Mr. Tabor:

Attached is an application for a Lot Split for property located within the Alachua Market Place development. Currently, the parcel to be split (parcel number 03053-001-001) consists of 24.68 acres and is located at the intersection of US Hwy 441 and NW 167<sup>th</sup> Blvd. The future land use category is Commercial and the zoning district is Commercial Intensive (CI). As indicated on the attached exhibit, the applicant proposes to split the parcel into two separate parcels, thus creating Lot 1 of 12.73 acres and Lot 2 of 11.95 acres.

The lot split is consistent with the applicable Comprehensive Plan and Land Development Regulations for 'legal lots.' This lot split is permitted under the provisions of Sec. 2.4.10(B)(3) of the LDR, which outlines the criteria for exemptions from the Subdivision Regulations. Specifically, (f) allows *"A development consisting of multifamily, office, commercial, and/or industrial development requiring site plan review pursuant to section 2.4.9 of these LDRs, provided that such development would not result in the creation, relocation, or extension of any street. Such development shall comply with Chapter 177, Part I, Florida Statutes and shall not constitute a division, resubdivision, or combination/consolidation as defined in subsection 2.4.10(B)(1)(a) through (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development."* This lot split application is in relation to a development plan for a portion of the site, Lot 1, meeting the condition of 2.4.10(B)(1)(a).

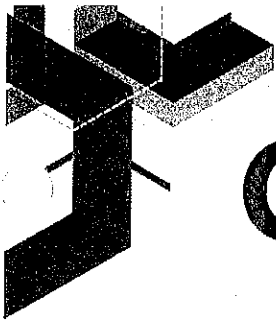
The proposed lot split configuration complies with the dimensional standards found in the Commercial Intensive (CI) zoning district. Specifically, Table 5.1-3 indicates that lots within the CI district have no minimum lot area or lot width requirements. Therefore, this lot split and proposed configuration complies with the zoning regulations.

If you require any additional information or have any questions, please let me know.

Sincerely,

Sergio Reyes, P.E.  
President / Principal





engineers • surveyors • planners, inc.

September 25, 2014

LEGAL DESCRIPTION: (OVERALL PARCEL A) TAX PARCEL NO. 03053-001-001

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH  $88^{\circ}33'13''$  EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $01^{\circ}49'00''$  EAST, ALONG SAID WEST LINE, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 & 25, 200' R/W); THENCE SOUTH  $79^{\circ}06'59''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, 1279.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH  $03^{\circ}06'22''$  WEST, ALONG SAID EAST LINE, 1000.00 FEET; THENCE NORTH  $78^{\circ}52'47''$  WEST, 1257.95 FEET TO THE POINT OF BEGINNING.

LESS: (NOT INCLUDED) TAX PARCEL NO. 03053-001-002

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH  $88^{\circ}33'13''$  EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 & 25, 200' R/W); THENCE SOUTH  $79^{\circ}06'59''$  EAST, ALONG SAID RIGHT-OF-WAY LINE,

1022.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 257.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 260.82 FEET; THENCE NORTH 73°45'46" WEST, 264.96 FEET; THENCE SOUTH 03°06'22" EAST, PARALLEL WITH SAID EAST LINE, 286.30 FEET TO THE POINT OF BEGINNING.

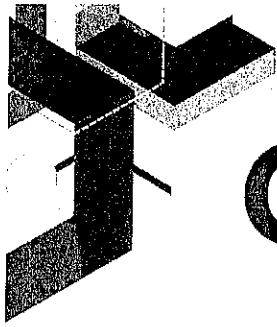
LESS: (NOT INCLUDED) TAX PARCEL NO. 03053-001-003

A PORTION OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 01°49'00" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N 88°33'13" E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 01°49'00" E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE I, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S 01°49'00" E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 STATE ROAD NO.'S 20 AND 25 - 200 FEET WIDE; THENCE S 79°06'59" E, ALONG SAID RIGHT-OF-WAY LINE, 384.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 79°06'59" E, ALONG SAID RIGHT-OF-WAY LINE, 332.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°50'20" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167TH BOULEVARD A DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF N 05°15'59" E, 67.08 FEET); THENCE CONTINUE ALONG SAID WEST LINE, N 01°09'12" W, 74.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 17°04'20" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 148.98 FEET (CHORD BEARING AND DISTANCE OF N 07°22'58" E, 148.43 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N 79°06'59" W, 301.15 FEET; THENCE S 10°53'01" W, 287.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.68 ACRES, IN AGGREGATE, MORE OR LESS.

\\Server3\Wpdocs\Legals\Alachua Gateway - Overall Parcel A - 9-25-14.Docx



engineers • surveyors • planners, inc.

September 10, 2014

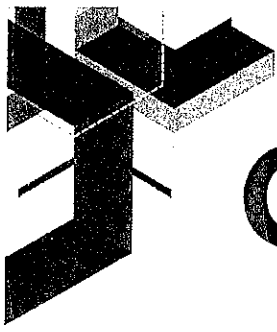
#### Legal Description

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 1347.88 feet to a 4" X 4" concrete monument (stamped "LB 5091 Barrineau) as depicted on 'Heritage Oaks Phase I' a subdivision as per plat thereof, recorded in Plat Book 24, page 79 of said Public Records and to the Point of Beginning; thence continue South  $01^{\circ}49'00''$  East, along said west line, 999.56 feet to a point on the northerly right of way line of U.S. Highway No. 441 [State Road Nos. 20 & 25, 200' R/W]; thence South  $79^{\circ}06'59''$  East, along said right of way line, 384.75 feet; thence North  $10^{\circ}53'01''$  East, 287.87 feet; thence South  $79^{\circ}06'59''$  East, 301.15 feet to a point lying on the arc of a curve, concave easterly, having a radius of 500.00 feet; thence northerly, along the arc of said curve, through a central angle of  $9^{\circ}31'09''$ , an arc distance of 83.07 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $20^{\circ}40'42''$  East, 82.98 feet, the end of said curve being the beginning of a curve concave westerly, having a radius of 150.00 feet; thence northerly along the arc of said curve, through a central angle of  $48^{\circ}30'51''$ , an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North  $01^{\circ}10'51''$  East, 123.25 feet; thence North  $23^{\circ}04'34''$  West, 49.38 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence northwesterly, along the arc of said curve, through a central angle of  $27^{\circ}09'40''$ , an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North  $36^{\circ}39'24''$  West, 93.93 feet; thence North  $50^{\circ}14'15''$  West, 203.09 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence northwesterly, along the arc of said curve, through a central angle of  $49^{\circ}25'53''$ , an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North  $25^{\circ}31'18''$  West, 267.59 feet; thence North  $00^{\circ}48'21''$  West, 65.62 feet; thence North  $78^{\circ}52'28''$  West, 452.17 feet to the Point of Beginning.

Containing 12.73 acres (554,578 square feet), more or less.

\\Server3\Wpdocs\Legals\Alachua Gateway - Publix Entire - 9-10-14.Docx



engineers • surveyors • planners, inc.

September 25, 2014

LEGAL DESCRIPTION: LOT 2

A PORTION OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 01°49'00" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO.'S 20 AND 25 - 200' R/W); THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT- OF-WAY LINE, 717.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 305.12 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGE 782 OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, 286.30 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE SOUTH 73°45'46" EAST, 264.96 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, [OFFICIAL RECORDS BOOK 27, PAGE 296] A DISTANCE OF 738.62 FEET; THENCE NORTH 78°52'28" WEST, 805.81 FEET; THENCE SOUTH 00°48'21" EAST, 65.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°25'53", AN ARC DISTANCE OF 276.08 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 25°31'18" EAST, 267.59 FEET; THENCE SOUTH 50°14'15" EAST, 203.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'40", AN ARC DISTANCE OF 94.81 FEET TO THE

END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 36°39'24" EAST, 93.93 FEET; THENCE SOUTH 23°04'34" EAST, 49.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°30'51", AN ARC DISTANCE OF 127.01 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°10'51" WEST, 123.25 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°35'29", AN ARC DISTANCE OF 232.05 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°08'33" WEST, 229.98 FEET; THENCE SOUTH 01°09'12" EAST, 74.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°50'20", AN ARC DISTANCE OF 67.22 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°15'59" WEST, 67.08 FEET.

CONTAINING 11.95 ACRES (520,369 SQUARE FEET), MORE OR LESS.

\\Server3\Wpdocs\Legals\Alachua Gateway - Lot 2 - 9-25-14.Docx

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2687010 4 PG(S)  
December 29, 2011 11:36:43 AM  
Book 4076 Page 2345  
J. K. IRBY Clerk of Circuit Court  
ALACHUA COUNTY, Florida

**This instrument was prepared  
by and upon recording should  
be returned to**

Allison E. Campbell, Esq.  
Hill Ward Henderson  
101 E. Kennedy Boulevard  
Suite 3700  
Tampa, Florida 33602

Doc Stamp-Deed: \$5,600.00



Parcel Identification Number: 03053-001-001

Consideration: \$800,000.00

Documentary stamp taxes: \$5,600.00

[Space above this line for Recorder's use.]

**« SPECIAL WARRANTY DEED »**

THIS SPECIAL WARRANTY DEED is made this 28th day of December, 2011, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, whose mailing address is 303 Peachtree Street, N.E., Suite 3600, Atlanta, Georgia 30308, Attention: Legal and Regulatory Affairs Department (the "Grantor"), in favor of **HIPP INVESTMENTS, LLC**, a Delaware limited liability company, whose address is 14610 NW 129<sup>th</sup> Terrace, Alachua, Florida 32615 (the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Alachua, State of Florida, as more particularly described on Exhibit "A" hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters



that may be revealed by a current and accurate survey or inspection of the property (collectively, "Permitted Exceptions").

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances except for the Permitted Exceptions, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[Signature Page Follows]

## [SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SIGNATURE WITNESSED BY:

GRANTOR:

CRM FLORIDA PROPERTIES, LLC,  
a Georgia limited liability company

By: CRM Properties Manager, LLC,  
a Georgia limited liability company, its sole  
member

Kristen Hooks  
Name: KRISTEN HOOKS

Christina D. Redman  
Name: CHRISTINA D. REDMAN

By: [Signature]  
Daniel Kaiser, Vice President

STATE OF FLORIDA  
COUNTY OF Orange

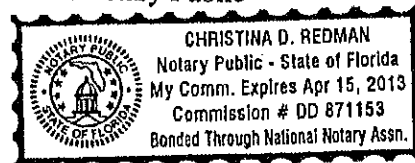
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2011, by Daniel Kaiser as a Vice President of CRM Properties Manager, LLC, a Georgia limited liability company, as the sole member of CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company, on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

Christina D. Redman  
Notary Public, State of Florida

Printed Name of Notary Public

My commission expires:



**EXHIBIT A**

**A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH  $88^{\circ}33'13''$  EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $01^{\circ}49'00''$  EAST, ALONG SAID WEST LINE, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441. (STATE ROAD. NOS. 20 AND 25, 200' R/W); THENCE SOUTH  $79^{\circ}06'59''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, 1279.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH  $03^{\circ}06'22''$  WEST, ALONG SAID EAST LINE, 1000.00 FEET; THENCE NORTH  $78^{\circ}52'47''$  WEST, 1257.95 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

**A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH  $88^{\circ}33'13''$  EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}49'00''$  EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 AND 25, 200' R/W); THENCE SOUTH  $79^{\circ}06'59''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, 1022.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $79^{\circ}06'59''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, 257.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH  $03^{\circ}06'22''$  WEST, ALONG SAID EAST LINE, 260.82 FEET; THENCE NORTH  $73^{\circ}45'46''$  WEST, 264.96 FEET, THENCE SOUTH  $03^{\circ}06'22''$  EAST, PARALLEL WITH SAID EAST LINE, 286.30 FEET TO THE POINT OF BEGINNING.

Parcel: 03053-001-001

Search Date: 8/7/2014 at 10:12:41 AM - Data updated: 08/07/14

<b>Taxpayer:</b>	HIPP INVESTMENTS LLC	<b>Legal:</b>	COM NW COR SEC S 01 DEG 49 MIN 00 SEC E 1576.08 FT N 88 DEG 33 MIN 13 SEC E 1300.20 FT S 01 DEG 49 MIN 00 SEC E 1347.44 FT POB S 01 DEG 49 MIN 00 SEC E 1000 FT S 79 DEG 06 MIN 59 SEC E 1279.84 FT N 03 DEG 06 MIN 22 SEC W 1000 FT N 78 DEG 52 MIN 47 SEC W 1257.95 FT POB (LESS COM NW COR SEC S 1576.08 FT E 1300.20 FT S 2347.44 FT S 79 DEG E 1022.19 FT POB S 79 DEG E 257.64 FT N 3 DEG W 260.82 FT N 73 DEG W 264.96 FT S 3 DEG E 286.30 FT POB PER OR 2392/782)(LESS COM NW COR SEC S 1576.08 FT E 1300.20 FT S 1347.44 FT S 1000 FT S 79 DEG E 384.75 FT POB S 79 DEG E 332.3 FT NLY ALG CURVE 67.22 FT N 74.59 FT NLY ALG CURVE 148.98 FT N 79 DEG W 301.15 FTS 10 DEG W 287.87 FT POB PER OWNER REQUEST) OR 4076/2345
<b>Mailing:</b>	14610 NW 129TH TER ALACHUA, FL 32615		
<b>Location:</b>			
<b>Sec-Twn-Rng:</b>	9-8-18		
<b>Use:</b>	Tmbr Si 80-89		
<b>Tax Jurisdiction:</b>	Alachua		
<b>Area:</b>	Alachua Commercial		
<b>Subdivision:</b>	Placeholder		

### Assessment History

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

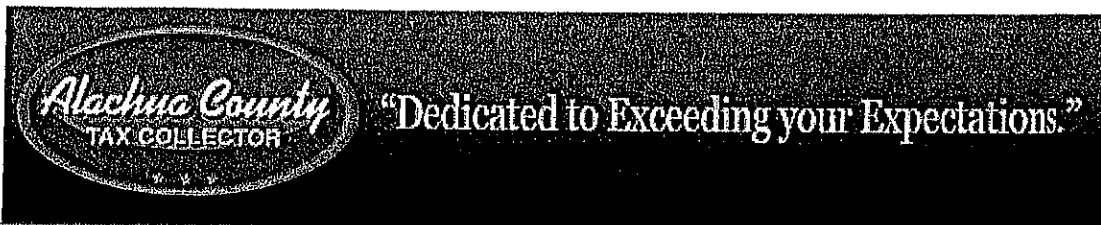
Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Tmbr Si 80-89	5400	915200	0	0	5400	0	5400	0	5400	134.04
2012	Vacant Comm	1164100	1164100	0	0	1164100	0	1164100	0	1164100	28853.04
2011	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29528.23
2010	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29313.63
2009	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29171.06
2008	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	26411.17
2007	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	26503
2006	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	29448.61
2005	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	30373.59
2004	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	30670.38
2003	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	31387.3
2002	Vacant Comm	1165700	1165700	0	0	1165700	0	1165700	0	1165700	31834.44
2001	Tmbr Si 80-89	5100	1234100	0	0	5100	0	5100	0	5100	139.27

#### Land

Use	Zoning	Acres
Timber 2-N	Comm	21
Common Area	Comm	3.69
2013 Certified Land Value: 5400		

#### Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
12/28/2011	800000	Yes	No	4076	2345	Special Warranty Deed
11/09/2010	100	Yes	No	3994	1316	Certificate for Title
10/24/2006	750000	No	No	3487	0778	Warranty Deed
06/19/2000	1400000	Yes	Yes	2296	2823	Warranty Deed



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

ATTENTION RenewExpress Customers: Legislation has passed that will reduce the cost of your vehicle registration effective September 1, 2014. For vehicle registrations expiring on or after September 1st, this site will not be able to accept your renewal request until September 1st when the new fees are in effect. To complete your renewal sooner, please visit the DHSMV's Web site. If you have any further questions please feel free to contact the Tax Collector's office at (352) 374-5236.

## 2012 Roll Details — Real Estate Account #03053 001 001

Real Estate Account #03053 001 001

[Parcel details](#) [Latest bill](#) [Full bill history](#)

2013	<b>2012</b>	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

[Get Bills by Email](#)

Owner: HIPP INVESTMENTS LLC  
 14610 NW 129TH TER  
 ALACHUA, FL 32616  
 Situs: (unknown)

Account number: 03053 001 001  
 Alternate Key: 1011278  
 Millage code: 1700  
 Millage rate: 24.7867

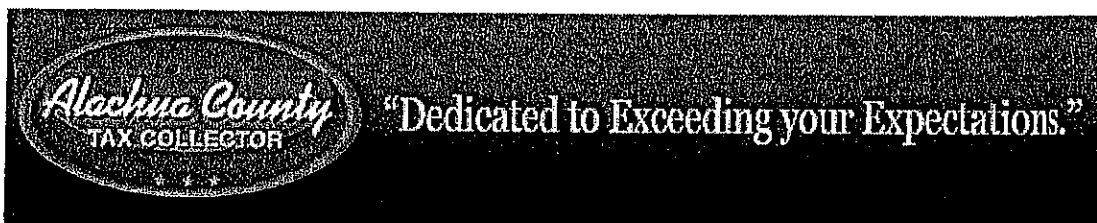
Assessed value: 1,164,100  
 School assessed value: 1,164,100

*Location is not guaranteed to be accurate.*

Property Appraiser - GIS

2012 annual bill	<a href="#">View</a>	Legal description	Location
Ad valorem:	\$28,853.04	CON NW COR SEC S 01 DEG 49 MIN	Book, page, item: --
Non-ad valorem:	\$0.00	00 SEC E 1576.08 FT N 88 DEG 33	Geo number: 09-08-18-
Total Discountable:	28853.04	MIN 13 SEC E 1300.20 FT S 01 DEG	03053001001
No Discount NAVA:	0.00	49 MIN 00 SEC E 1347.44 FT POB S	Range: 18
Total tax:		01 DEG 49 MIN 00 SEC E 1000 FT S	Township: 08
		79 DEG 06 MIN 59 SEC E 1279.84	Section: 09
		FT N 03 DEG 06 MIN 23 SEC W 1000	
		FT N 78 DEG 52 MIN 47 SEC W	

Paid 2012-12-05 \$27,698.92  
 Effective 2012-11-30  
 Receipt #12-0049263



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

ATTENTION RenewExpress Customers: Legislation has passed that will reduce the cost of your vehicle registration effective September 1, 2014. For vehicle registrations expiring on or after September 1st, this site will not be able to accept your renewal request until September 1st when the new fees are in effect. To complete your renewal sooner, please visit the DHSMV's Web site. If you have any further questions please feel free to contact the Tax Collector's office at (352) 374-5236.

## 2013 Roll Details — Real Estate Account #03053 001 001

Real Estate Account #03053 001 001

[Parcel details](#) [Latest bill](#) [Full bill history](#)

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

[Get Bills by Email](#)

Owner: HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615  
Situs: (unknown)

Account number: 03053 001 001

Alternate Key: 1011315

Millage code: 1700

Millage rate: 24.8241

Assessed value: 5,400

School assessed value: 5,400

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2013 annual bill	<a href="#">View</a>	Legal description	Location
Ad valorem:	\$134.04	COM NW COR SEC S 01 DEG 49 MIN	
Non-ad valorem:	\$0.00	00 SEC E 1576.08 FT N 88 DEG 33	
Total Discountable:	134.04	MIN 13 SEC E 1300.20 FT S 01 DEG	
No Discount NAVA:	0.00	49 MIN 00 SEC E 1347.44 FT POB S	
Total tax:		01 DEG 49 MIN 00 SEC E 1000 FT S	
		79 DEG 06 MIN 59 SEC E 1279.84	
		FT N 03 DEG 06 MIN 22 SEC W 1000	
		FT N 78 DEG 52 MIN 47 SEC W	
Paid 2013-11-15 \$128.68			
Receipt #13-0016874			

Book, page, item: --  
Geo number: 09-08-18-  
03053001001  
Range: 18  
Township: 08  
Section: 09

Hipp Investments, LLC  
PO Box 1000  
Alachua, FL 32616

1068  
63-1568/631

9-19-14 DATE

PAY TO THE ORDER OF City of Alachua

\$ 200.00

Two hundred and 00/100

DOLLARS

Security features included. Details on back.



16404 NW 174th Dr  
Alachua, FL 32615

FOR Spirit App

*[Signature]*

MP

⑆063115686⑆250001005⑈ 1068



## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 30, 2014

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT: 2886644 3 PG(S)  
October 02, 2014 03:34:06 PM  
Book 4306 Page 255  
J. K. IRBY, Clerk of Circuit Court  
ALACHUA COUNTY, Florida

Mr. Sergio Reyes, PE  
President  
eda engineers-surveyors-planners, inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606



RE: Approval of Application to Divide Property: Hipp Investments, LLC Parcel  
Tax Parcel 03053-001-001

Dear Mr. Reyes:

On September 22, 2014, the City of Alachua received your application for the division of land pursuant to the subdivision exemption provided in Subsection 2.4.10(B)(3)(f) of the City's Land Development Regulations (LDRs.) The proposed division would divide an existing  $\pm 24.68$  acre tract (Tax Parcel 03053-001-001) into two newly created lots consisting of  $\pm 12.73$  acres ("Lot 1") and  $\pm 11.95$  acres ("Lot 2.")

Subsection 2.4.10(B)(3)(f) of the City's LDRs provides for the exemption of a development from subdivision review when the development consists of a multifamily, office, commercial, and/or industrial use(s) requiring site plan review pursuant to Subsection 2.4.9 of the LDRs, provided that the development does not result in the creation, relocation, or extension of any street. The site plan for such development is required to indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, which shall serve the development.

The proposed division of the referenced parcel is in relation to the Alachua Market Place site plan application, which is a commercial development proposed on a portion of the parcel (Lot 1.) The Alachua Market Place site plan application is consistent with the requirements of Subsection 2.4.10(B)(3)(f), and will not result in the creation, relocation, or extension of any street. In addition, the site plan indicates the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, which shall serve the development.

The two proposed lots, as described within the legal descriptions submitted as an exhibit to the application and as illustrated in the accompanying sketch, have been reviewed for and are found to be in compliance with the applicable dimensional criteria and zoning regulations, as provided within the LDRs.

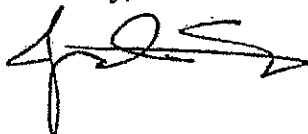


Based upon the preceding information, the proposed application for the division of the property referenced above has been approved by the Planning & Community Development Department. Any additional division of the property subject to this approval must comply with the provisions of Section 2.4.10 of the LDRs, which may require the approval of a Major or Minor Subdivision.

Please be advised that the legal descriptions approved by this division must be recorded in the public records of Alachua County, Florida, prior to any public hearing(s) for the Alachua Market Place site plan.

If you have any questions regarding this approval, please feel free to contact me at (386) 418-6100 x 107.

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin Tabor', with a stylized flourish extending to the right.

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Brandon Stubbs, Planner  
File





Prepared by, and after recording,  
please return to:

RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd., Ste. 100  
Atlanta, Georgia 30339  
Attn: Corporate Counsel-Real Estate

#### INGRESS/EGRESS EASEMENT AGREEMENT

26<sup>th</sup> THIS INGRESS/EGRESS EASEMENT AGREEMENT (this "Agreement") is made as of the day of November, 2013 (the "Effective Date"), by and between HIPP INVESTMENTS, LLC, a Delaware limited liability company, whose mailing address is 14610 NW 129<sup>th</sup> Ter, Alachua, Florida 32616 (hereinafter referred to as "Hipp"), and RACETRAC PETROLEUM, INC., a Georgia corporation, whose address is 3225 Cumberland Blvd., Suite 100, Atlanta, Georgia 30339 (hereinafter referred to as "RaceTrac").

#### WITNESSETH:

WHEREAS, Hipp is the owner of certain real property, located in Alachua County, Florida, as more particularly described on Exhibit "A" attached hereto and incorporated by reference herein (the "Hipp Property");

WHEREAS, RaceTrac is the owner of certain real property adjacent to the Hipp Property and more particularly described on Exhibit "B" attached hereto and incorporated by reference herein (the "RaceTrac Property");

WHEREAS, Hipp has agreed to grant to RaceTrac a nonexclusive perpetual ingress/egress easement over, across and within those portions of the Hipp Property specifically referenced in Paragraph 1 below, subject to the terms and conditions set forth below; and

NOW, THEREFORE, in consideration of the sum of Ten and No/100ths Dollars (\$10.00), for the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hipp and RaceTrac expressly agree as follows:

1. Ingress/Egress Easement.

(a) Hipp does hereby bargain, sell, grant and convey to RaceTrac, for the benefit of and as appurtenance to the RaceTrac Property, a perpetual, non-exclusive right, privilege and easement on, over and across (i) that private right-of-way known as 167<sup>th</sup> Boulevard, and (ii) that portion of the HIPP Property more particularly shown and described on Exhibit "C" which is attached hereto and made a part hereof by reference (the "Easement Area"), for access, ingress and egress by pedestrian traffic and by motor vehicles on, over and across the Easement Area for the purpose of providing access to and from the RaceTrac Property. RaceTrac shall have the right to install driveways, curb cuts, accessways, and all related paving, curbing, drainage and utilities in the Easement Area, at RaceTrac's sole cost and expense, which work shall be completed in a timely manner, in accordance with all permits, rules and regulations (including the specifications of the City of Alachua, Florida), lien free as to the HIPP Property, and in such a way as to minimize the impact to any business operations or traffic flow on the HIPP Property. Improvements constructed in the Easement Area by RaceTrac shall be subject to the prior written consent of the owner of the portion of the HIPP Property upon which improvements are to be constructed, such consent shall not be unreasonably withheld, and shall be deemed granted unless such owner has objected to same in writing within fifteen (15) business days following receipt of written request for such consent, which shall be accompanied by reasonable plans and specifications for such proposed improvements.

(b) Following construction of any improvements in the Easement Area, RaceTrac shall thereafter maintain the improvements in good condition and in accordance with all laws, rules and regulations, and upon failure to do so, HIPP shall have the right to perform such maintenance at the RaceTrac's sole cost and expense.

(c) Improvements constructed in the Easement Area shall be subject to the prior written consent of RaceTrac, such consent shall not be unreasonably withheld, and which shall be deemed granted unless RaceTrac has objected to same in writing within fifteen (15) business days following receipt of written request for such consent, which shall be accompanied by reasonable plans and specifications for such proposed improvements.

(d) RaceTrac is hereby granted a non-exclusive, temporary construction easement (the "Temporary Easement") over such portions of the HIPP Property as are reasonably necessary for construction and/or periodic maintenance of the Easement Area. The Temporary Easement is for the benefit of, and may be used by, RaceTrac and its respective contractors and subcontractors, representatives or agents only for the purposes described herein. The Temporary Easement, and the rights and appurtenances thereto as described herein, shall automatically terminate and be of no further force and effect at such time as the construction and/or any maintenance of the Easement Area are complete.

2. Attorneys' Fees. In connection with any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the nonprevailing party.

3. Runs with Land. This Agreement, and the easements, rights, obligations, and liabilities created hereby shall be perpetual, shall be appurtenant to and run with title to the land affected hereby, and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs and successors-in-title, including, without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them.

4. Notices. All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served if by (i) hand delivery, (ii) reputable national overnight courier service, or (iii) prepaid, certified U.S. Mail, return

receipt requested and shall be effective upon delivery or refusal. Any such notice, demand, or request shall be addressed to the applicable party as follows:

To Hipp:                      Hipp Investments, LLC  
                                      14610 NW 129<sup>th</sup> Ter  
                                      Alachua, Florida 32616  
                                      Attn: Lisa Albertson or Virginia Johns

To RaceTrac:                RaceTrac Petroleum, Inc.  
                                      3225 Cumberland Blvd., Ste. 100  
                                      Atlanta, Georgia 30339  
                                      Attn: Corporate Counsel-Real Estate

5. Grant of Easements Only. The parties are not conveying any land or title herein, but merely granting the rights, privileges and easements hereinabove set forth, subject to the conditions set forth hereinabove. This Agreement is not and shall not be construed, interpreted or enforced as a dedication of all or any portion of the HIPP Property or the RaceTrac Property to public use or to the private use of any party other than the owners of the HIPP Property and RaceTrac Property, their invitees, customers, licensees, employees, agents, and successors-in-title. Notwithstanding the preceding sentence, should such easements be dedicated to any government authorities or agencies, both parties agree to cooperate in such dedication.

6. Indemnification. Without limiting the terms hereof, each party hereto, by acceptance of the easement rights granted herein, covenants and agrees to indemnify and hold harmless the other party from and against any and all losses, damages, costs, expenses (including, without limitation, reasonable attorneys' fees), liens, claims, suits and liabilities arising out of or connected with the indemnifying party's use and enjoyment of the rights granted under this Agreement, except to the extent any of the foregoing arise from the negligence of the indemnified party.

7. Miscellaneous.

(a) This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Florida.

(b) This Agreement may not be amended, modified, or terminated except in writing, executed and acknowledged by all the parties to this Agreement or their successors or assigns.

(c) Time shall be of the essence as to all covenants, terms, and conditions in this Agreement.

(d) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument.

[Signatures on following pages]

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement as of the date and year first above written.

WITNESSES:

HIPP:

Scott R. Lee

Witness

Print Name: SCOTT R. LEE

J. Salter

Witness

Print Name: JAMES D. SALTER

HIPP INVESTMENTS, LLC, a Delaware limited liability company

By: Virginia H. Johns

Name: Virginia H. Johns

Title: Managing Member

[SEAL]

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 14th day of November, 2013 by Virginia H. Johns, as Managing Member of Hipp Investments, LLC, a Delaware limited liability company, who is personally known to me or who has produced as identification and who did (did not) take an oath.

NOTARY PUBLIC-STATE OF FLORIDA  
James D. Salter  
Commission # DD991372  
Expires: MAY 30, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

J. Salter  
Notary Public

Printed Name

(signatures continued on following page)

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement as of the date and year first above written.

## WITNESSES:

Cheryl Mountes  
 Witness  
 Print Name: Cheryl Mountes

Heather Darden  
 Witness  
 Print Name: Heather Darden

## RACETRAC:

RACETRAC PETROLEUM, INC., a Georgia corporation

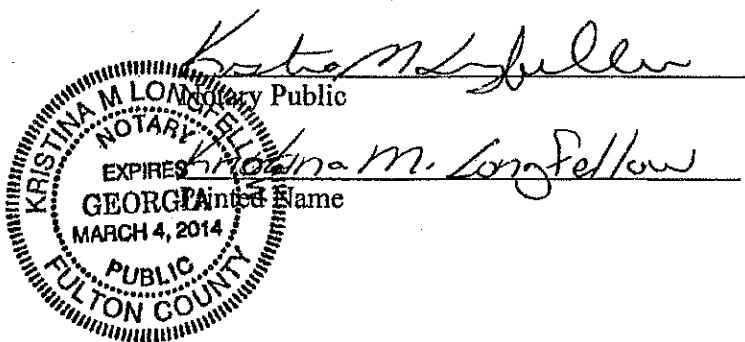
By: [Signature]  
 Name: Bill Milam  
 Title: Chief Operating Officer

[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2013 by Bill Milam as COO of RACETRAC PETROLEUM, INC., a Georgia corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



A PORTION OF FRACTIONAL SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

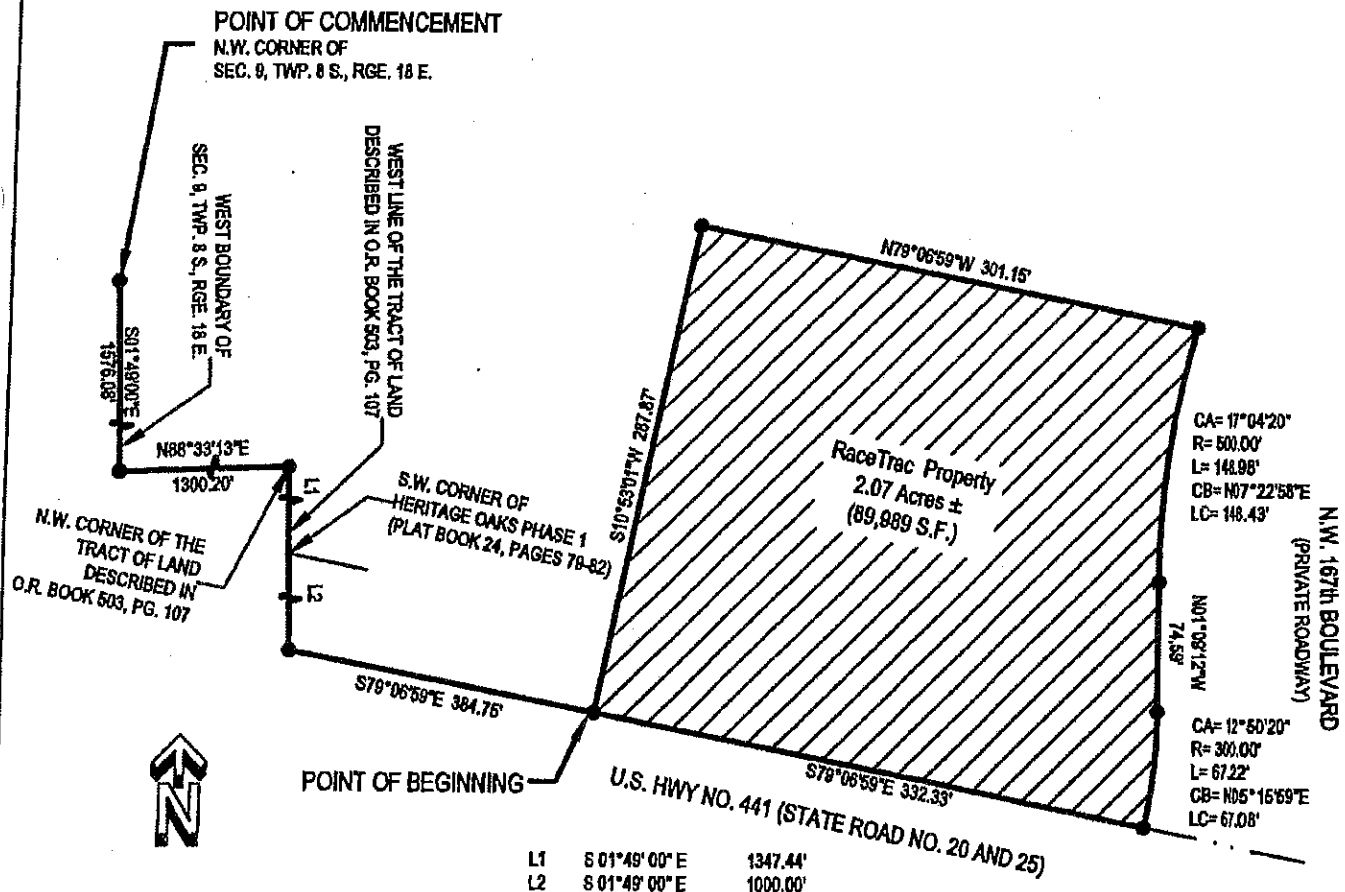


# EXHIBIT "B"

## RACETRAC PROPERTY

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE; THENCE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 384.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 332.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°50'20" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF N05°15'59"E, 67.08 FEET); THENCE CONTINUE ALONG SAID WEST LINE, N01°08'12"W, 74.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 17°04'20" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 148.88 FEET (CHORD BEARING AND DISTANCE OF N07°22'58"E, 148.43 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N79°06'59"W, 301.15 FEET; THENCE S10°53'01"W, 287.87 FEET TO THE POINT OF BEGINNING, CONTAINING 89,889 SQUARE FEET OR 2.07 ACRES, MORE OR LESS.

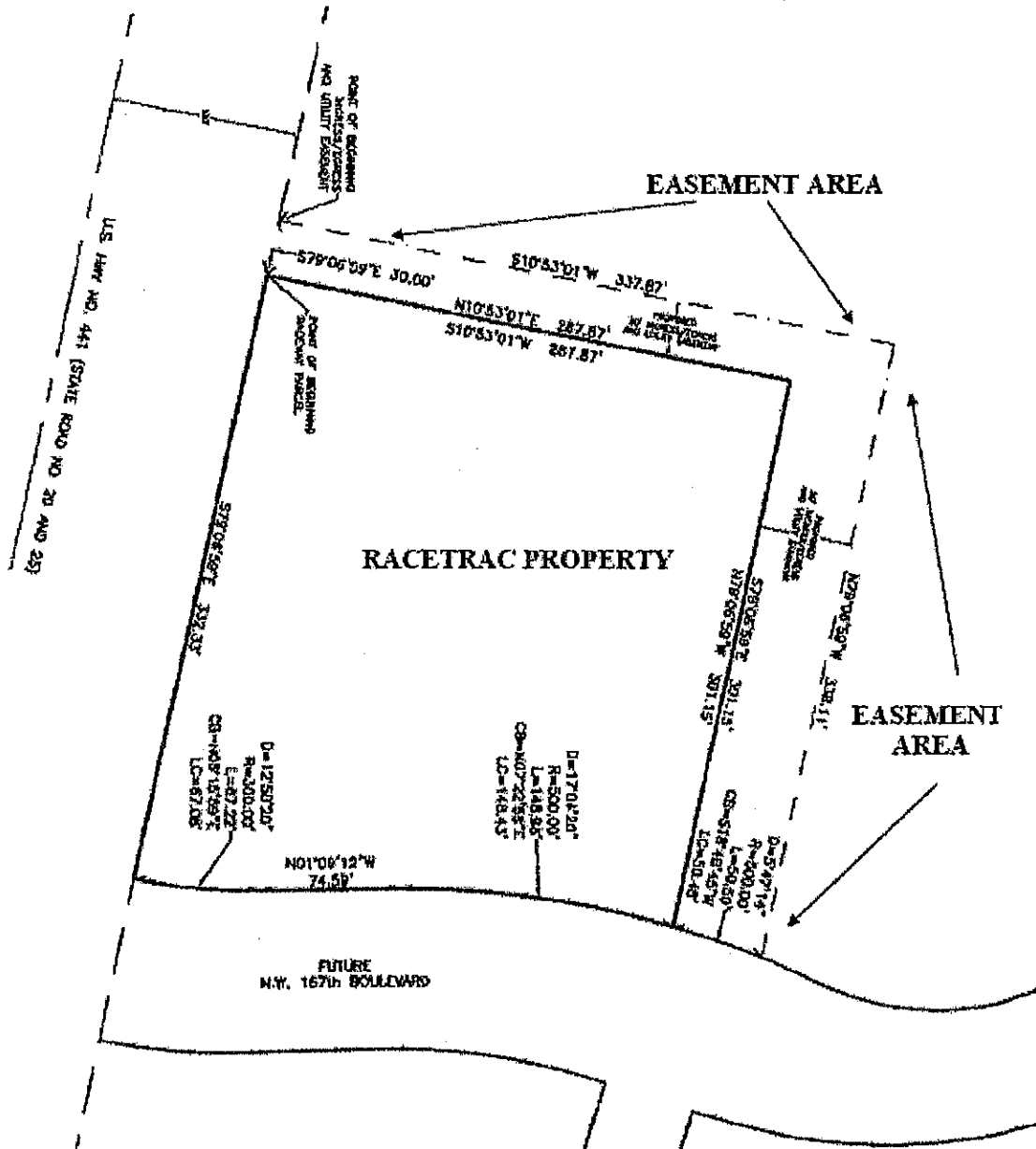


GRAPHIC SCALE IN FEET 1" = 100'

**EXHIBIT "C" (Page 1 of 2)****EASEMENT AREA**

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE); THENCE N79°06'59"W ALONG SAID RIGHT-OF-WAY LINE, 354.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N10°53'01"E, 287.87 FEET; THENCE S79°06'59"E, 301.15 FEET TO A POINT ON THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 5°47'14" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 50.50 FEET (CHORD BEARING AND DISTANCE OF S18°48'45"W, 50.48 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N79°06'59"W, 338.11 FEET; THENCE S10°53'01"W, 337.87 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "C" (Page 2 of 2)****EASEMENT AREA**



Prepared by and after recording.  
Please return to:  
Heather L. Darden, Esq.  
RaceTrac Petroleum, Inc.  
3225 Cumberland Boulevard, Suite 100  
Atlanta, GA 30339

### **ACCESS AND DRAINAGE EASEMENT AGREEMENT**

THIS ACCESS AND DRAINAGE EASEMENT AGREEMENT (this "Agreement"), is made as of the 26<sup>th</sup> day of November, 2013, by and between HIPP INVESTMENTS, LLC, a Delaware limited liability company ("HIPP"), and RACETRAC PETROLEUM, INC., a Georgia corporation ("RaceTrac");

### **WITNESSETH:**

WHEREAS, RaceTrac is as of the date hereof the owner of certain real property (the "RaceTrac Property") located in Alachua County, Florida, as more particularly depicted and described on Exhibit "A", attached hereto and incorporated by reference herein;

WHEREAS, HIPP is the owner of certain real property (the "HIPP Property") which is located adjacent to the RaceTrac Property as depicted and described on Exhibit "B", attached hereto and incorporated by reference herein; and

WHEREAS, HIPP desires and agrees to grant RaceTrac an easement for vehicular and pedestrian ingress and egress, over, across, and through a portion of the HIPP Property, which portion is more particularly described and depicted as the "Access Easement Area" on Exhibit "C" attached hereto and incorporated by reference herein, subject to the terms hereof; and

WHEREAS, RaceTrac desires and agrees to grant HIPP a drainage easement over a portion of the RaceTrac Property, which portion is more particularly depicted and described as the "Drainage Easement Area" on Exhibit "D" attached hereto and incorporated by reference herein, for purposes of discharging stormwater runoff from the HIPP Property, through any drainage lines and into any detention facilities that may now or in the future exist from time to time on the RaceTrac Property (the "Stormwater Drainage Facilities"), all on terms and conditions set forth below; and

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and of the mutual covenants herein contained, and for other valuable and good consideration in hand paid, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the parties hereby agree as follows:

1. **Grant of Access Easement to RaceTrac.** HIPP does hereby bargain, sell, grant and convey to RaceTrac a perpetual, non-exclusive right, privilege and easement (the "Access Easement") in and to the Access Easement Area, for the benefit of and as an appurtenance to the RaceTrac Property, for access, ingress and egress by pedestrian traffic and by motor vehicles on,

over and across the Access Easement Area for the purpose of providing access to and from the RaceTrac Property. RaceTrac shall have the right to pave all or any portion of the Access Easement Area to RaceTrac's commercially reasonable specifications (in compliance with applicable codes and ordinances). RaceTrac shall have the right, but not the obligation, to maintain, to RaceTrac's specifications, all or any portion of the Access Easement Area. HIPP shall not modify or relocate the Access Easement Area or any improvements therein without the prior written consent of RaceTrac; provided, however, HIPP shall be permitted to enlarge or improve the Access Easement Area without RaceTrac's consent, so long as such modifications shall not block any connection points between the RaceTrac Property and the Access Easement Area or negatively impact any access between the RaceTrac Property and any public or private right-of-ways, and shall not alter the grading of the driveway into RaceTrac's Property; and further provided that whether or not RaceTrac's consent is required, HIPP shall provide RaceTrac with plans, specifications and a construction schedule for any changes not less than thirty (30) days prior to the start of such work.

2. **Grant of Drainage Easement to HIPP.** RaceTrac hereby grants and conveys to HIPP, for the benefit of and as an appurtenance to the HIPP Property, a non-exclusive right, privilege and easement in, under, over and through the Drainage Easement Area for the discharge, flowage and passage of surface stormwater from the HIPP Property through the Drainage Easement Area and through and into any Stormwater Drainage Facilities now or hereafter to be located on the RaceTrac Property. RaceTrac shall also have the right to use any of the Stormwater Drainage Facilities or the Drainage Easement Area for such stormwater drainage and runoff from the RaceTrac Property. If reasonably necessary for the development of the RaceTrac Property, the parties shall reasonably cooperate to allow RaceTrac to modify the Stormwater Drainage Facilities provided that no such modification may unreasonably impact HIPP's drainage or its use and enjoyment of the Stormwater Drainage Facilities. Either party shall have the right to maintain the Drainage Easement Area and/or Stormwater Drainage Facilities, subject to the provisions of this Agreement.

3. **Temporary Easements.** Each party hereby grants to the other a non-exclusive, temporary construction easement (the "**Temporary Easement**") over such portions of the RaceTrac Property and the HIPP Property as are reasonably necessary for construction and/or periodic maintenance of the Access Easement and the Stormwater Drainage Facilities. The Temporary Easement is for the benefit of, and may be used by, RaceTrac, HIPP and their respective contractors and subcontractors, representatives or agents only for the purposes described herein. The Temporary Easement, and the rights and appurtenances thereto as described herein, shall automatically terminate and be of no further force and effect at such time as the construction and/or any maintenance of the Access Easement and the Stormwater Drainage Facilities are complete.

4. **Performance of Work.** Any and all work or maintenance activities performed hereunder shall be performed under good construction practices, in compliance with all laws, and in a good and workmanlike and lien-free manner. The party performing such work shall (i) keep the work-site reasonably clean on a daily basis, (ii) use commercially reasonable efforts to prevent any trash or debris to accumulate, (iii) not interfere with any business operations on either party's property, (iv) not disrupt any utility service to any property, (v) not block or impede any access between any operating business on either property and any adjacent private or public rights of way, and (vi) immediately restore any damaged or disturbed areas to a condition substantially the same or better that existed prior to such activities.

5. **Indemnification.** Each party hereby agrees to indemnify and hold the other harmless from and against all liens, claims, liabilities, judgments and expenses (including

reasonable attorneys' fees) relating to liens, accidents, injuries, loss, or damage of or to any person or property arising from the use of the easements or access rights granted herein or the performance of any work hereunder by either the indemnifying party or its employees, agents, contractors or representatives, but such indemnity shall not extend to matters caused by the indemnified party or its respective successors, assigns, tenants, agents, representatives, employees, or contractors.

6. **Binding Effect.** The benefits and burdens of the easements granted by this Agreement shall run with the title to the RaceTrac Property and the HIPP Property, and shall bind the owners thereof, and their respective successors, successors-in-title, legal representatives and assigns.

7. **Grant of Easements Only.** HIPP and RaceTrac are not conveying any land or title thereto, but merely are granting the rights, privileges and easements hereinabove set forth, subject to the conditions set forth hereinabove. This Agreement is not and shall not be construed, interpreted or enforced as a dedication of all or any portion of the HIPP Property or RaceTrac Property to public use or to the private use of any party other than HIPP and RaceTrac, their respective invitees, customers, licensees, employees, agents, successors and assigns

8. **Attorneys' Fees.** In connection with any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party, including all such attorneys' fees and costs which may be incurred in any trial, appellate or bankruptcy proceedings.

9. **Waiver.** The failure of HIPP or RaceTrac to exercise any right given hereunder or to insist upon strict compliance with any term, condition or agreement specified herein, shall not constitute a waiver of either party's right to exercise such right or to demand strict compliance with any such term, condition or agreement under this Agreement.

10. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Florida.

11. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which together will constitute one instrument.

12. **Notices.** All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served if by (i) hand delivery, (ii) reputable national overnight courier service, or (iii) prepaid, certified U.S. Mail, return receipt requested, and shall be effective upon delivery or refusal. Any such notice, demand or request shall be addressed to the applicable party as follows:

To RaceTrac: RaceTrac Petroleum, Inc.  
3225 Cumberland Boulevard, Suite 100  
Atlanta, Georgia 30339  
Attention: Corporate Counsel-Real Estate

To HIPP: HIPP Investments, LLC  
14610 NW 129<sup>th</sup> Ter  
Alachua, Florida 32616  
Attention: Lisa Albertson or Virginia Johns

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement under seal as of the day and year first above written.

Signed, sealed and delivered as to  
in the presence of:

[Signature]  
Witness  
Printed Name: SERRA RAYES

[Signature]  
Witness  
Printed Name: JAMES D. SALTER

HIPP:

HIPP INVESTMENTS, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Virginia H. Johns  
Title: Managing Member

[SEAL]

STATE OF FLORIDA  
COUNTY OF ALACHUA

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Virginia H. Johns, as Managing Member of Hipp Investments, LLC, a Delaware limited liability company, whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of November, 2013.

NOTARY PUBLIC-STATE OF FLORIDA  
James D. Salter  
Commission #DD991372  
Expires: MAY 30, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Signed, sealed and delivered as to  
in the presence of:

Heather Darden  
Witness  
Printed Name: Heather Darden

Cheryl Mounkes  
Witness  
Printed Name: Cheryl Mounkes

RACETRAC:

RACETRAC PETROLEUM, INC.,  
a Georgia corporation

By: [Signature]  
Name: Bill Milam  
Title: Chief Operating Officer

[CORPORATE SEAL]

STATE OF GEORGIA  
COUNTY OF COBB

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bill Milam, as COO of RACETRAC PETROLEUM, INC., a Georgia corporation, whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16<sup>th</sup> day of November, 2013.

[Signature]  
Notary Public  
My Commission Expires 3-4-2014

[NOTARY]



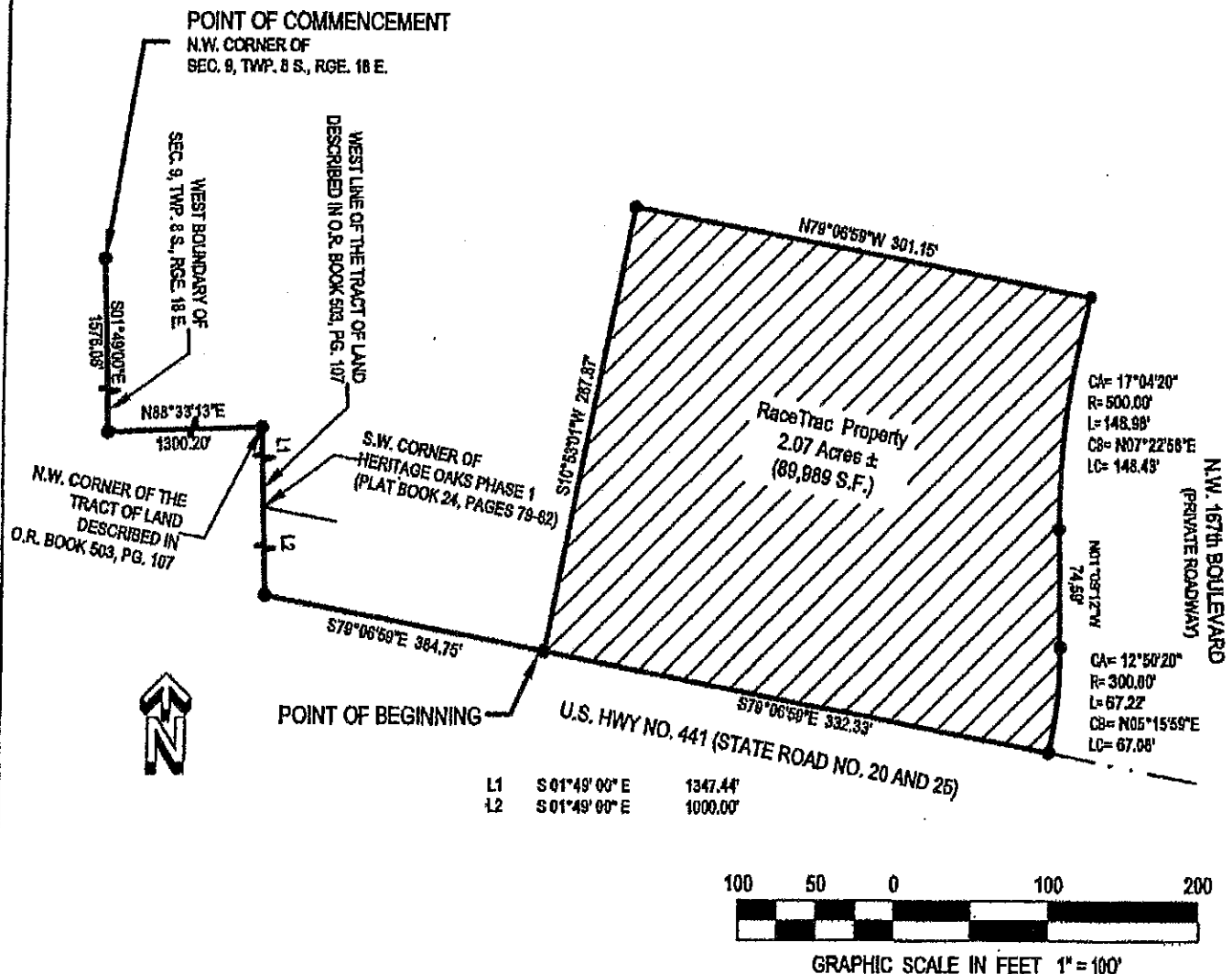


# EXHIBIT "A"

## RACETRAC PROPERTY

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 STATE ROAD NO'S 20 AND 26 - 200 FEET WIDE; THENCE S78°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 384.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S78°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 332.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°50'20" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF N05°15'59"E, 67.08 FEET); THENCE CONTINUE ALONG SAID WEST LINE, N01°08'12"W, 74.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 17°04'20" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 148.98 FEET (CHORD BEARING AND DISTANCE OF N07°22'58"E, 148.43 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N78°06'59"W, 301.15 FEET; THENCE S10°53'01"W, 287.87 FEET TO THE POINT OF BEGINNING, CONTAINING 89,889 SQUARE FEET OR 2.07 ACRES, MORE OR LESS.




**Exhibit "B"**  
**Legal Description of HIPP Property**

Exhibit "C"

**SKETCH OF LEGAL DESCRIPTION  
(NOT A BOUNDARY SURVEY)**

**LEGAL DESCRIPTION:  
INGRESS & EGRESS EASEMENT**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE); THENCE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 353.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 31.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N10°53'01"E, 93.42 FEET; THENCE N79°06'59"W, 31.00 FEET; THENCE S10°53'01"W, 93.42 FEET TO THE POINT OF BEGINNING.

  
 RODNEY H. ROGERS, DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

SEE SHEET 2 FOR SKETCH

<b>ROGERS ENGINEERING, INC.</b> 1105 S.E. 3rd AVE., OCALA, FL. 34471 (352) 622-9214 LB #4074		SHEET 1 OF 2
		DATE 9-30-13

# SKETCH OF LEGAL DESCRIPTION (NOT A BOUNDARY SURVEY)

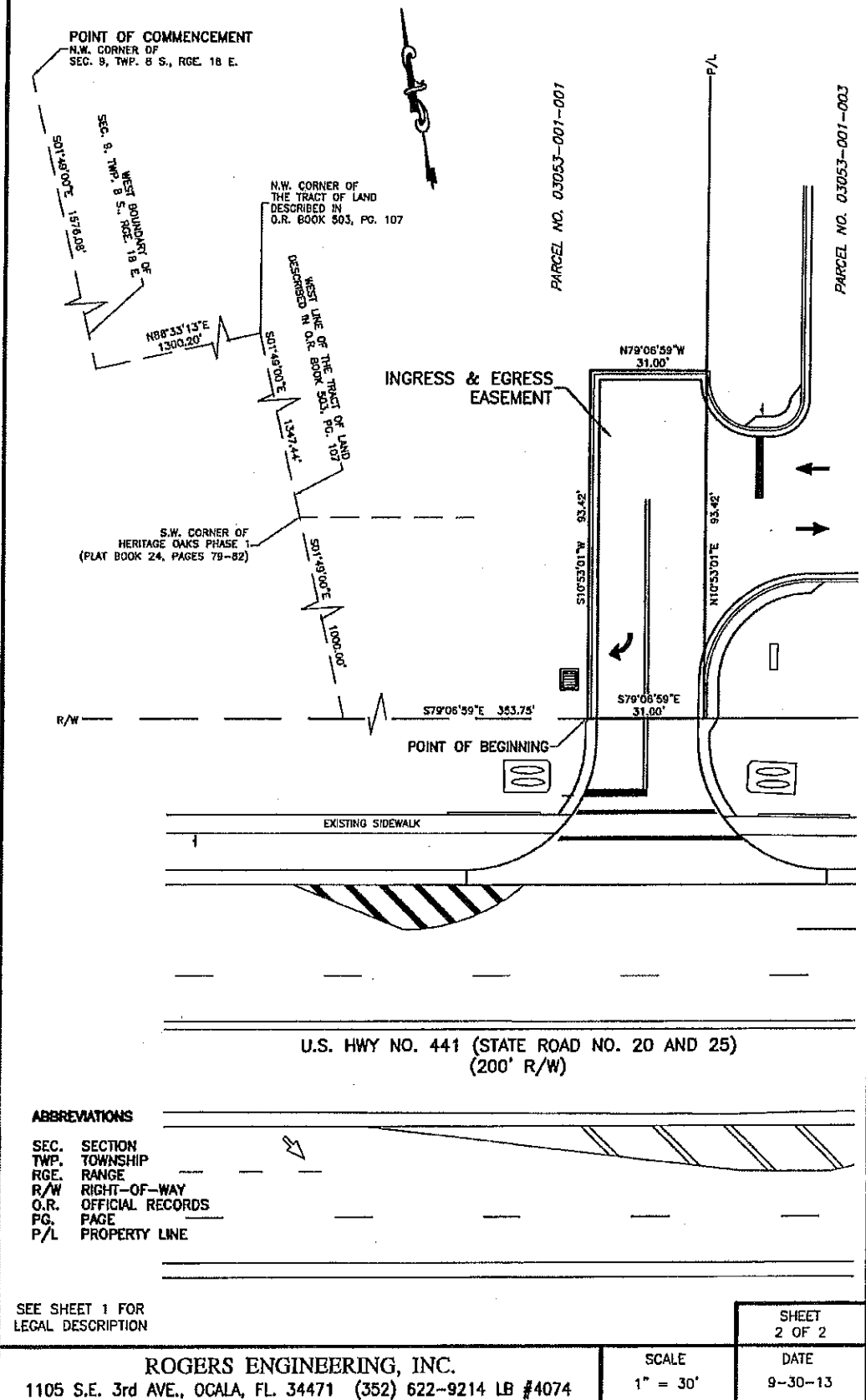



Exhibit "D"

**SKETCH OF LEGAL DESCRIPTION  
(NOT A BOUNDARY SURVEY)**

**LEGAL DESCRIPTION:  
DRAINAGE EASEMENT**

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE); THENCE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 384.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 332.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 03°49'17" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 20.01 FEET (CHORD BEARING AND DISTANCE OF N09°46'31"E, 20.00 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N79°06'59"W, 331.94 FEET; THENCE S10°53'01"W, 20.00 FEET TO THE POINT OF BEGINNING.

  
 RODNEY K. ROGERS, DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

SEE SHEET 2 FOR SKETCH

SHEET  
1 OF 2

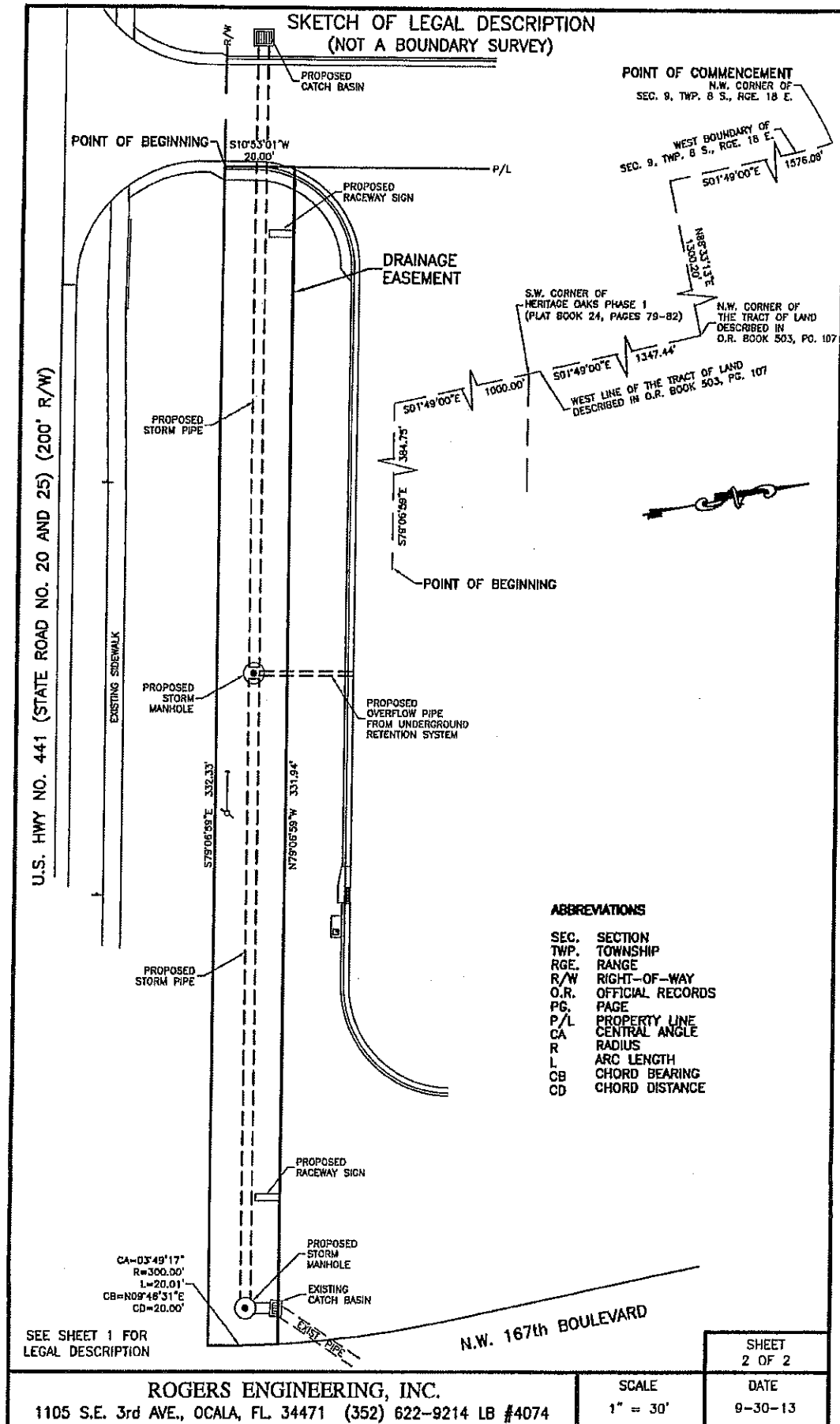
ROGERS ENGINEERING, INC.

SCALE

DATE

1105 S.E. 3rd AVE., OCALA, FL 34471 (352) 622-9214 LB #4074

9-30-13





Prepared by and to be returned to:  
RaceTrac Petroleum, Inc.  
Attn: Corporate Counsel-Real Estate  
3225 Cumberland Boulevard, Suite 100  
Atlanta, Georgia 30339

**DECLARATION OF  
RESTRICTIVE COVENANTS**

THIS DECLARATION OF RESTRICTIVE COVENANTS (the "Declaration") is made as of the 26<sup>th</sup> day of November, 2013 by, HIPP INVESTMENTS, LLC, a Delaware limited liability company, whose address is 14610 NW 129<sup>th</sup> Ter, Alachua, Florida 32616 (hereinafter "Declarant").

**W I T N E S S E I H:**

WHEREAS, Declarant simultaneously herewith has conveyed to RaceTrac Petroleum, Inc., a Georgia corporation ("RaceTrac"), that certain real property situated in Alachua County, Florida, being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes (the "RaceTrac Property"); and

WHEREAS, under the provisions of that certain Real Estate Purchase Contract by and between Declarant and Del Lago Ventures, Inc., predecessor-in-interest to RaceTrac, having an effective date of April 27, 2012, as amended, Declarant agreed to place the following restrictions on certain real property owned or controlled by Declarant, and/or any entity which in whole or in part owns or controls Declarant or is owned or controlled by Declarant (collectively "Declarant's Affiliates");

NOW, THEREFORE, Declarant, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, covenants and agrees, and for itself, its successors, legal representatives and assigns, does hereby covenant and declare as follows:

1. No facility which serves as a retail outlet for motor fuels or as a convenience store, and no advertising of the foregoing, shall be constructed, maintained or operated on all or any portion of any tract or parcel of land which is presently owned or controlled by Declarant or Declarant's Affiliates and located within one (1) mile of any boundary of the RaceTrac Property, (collectively, the "Declarant's Property") including, but not limited to, that property more particularly described on Exhibit "B" attached hereto and made a part hereof for all purposes.
2. No structure will be erected or built on any portion of the Declarant's Property within fifty (50) feet of the SR 441 right-of-way and either (i) fifty (50) feet of the eastern property line of the

RaceTrac Property or (ii) seventy-five (75) feet of the western property line of the RaceTrac Property.

3. No sign will be erected or built on any portion of the Declarant's Property within fifty (50) feet of the SR 441 right-of-way and fifty (50) feet of the eastern or western property line of the RaceTrac Property.

4. Any conveyance of any part or all of the Declarant's Property affected by the covenants and restrictions referenced in Paragraphs 1, 2 and 3 hereinabove, shall include a reference to said covenants and restrictions; provided, however, that the binding nature of said covenants and restrictions shall not be affected by a failure to include such reference.

5. The above restrictions and covenants shall be deemed to be covenants and restrictions running with the land for the benefit of the RaceTrac Property and as a burden upon the Declarant's Property affected thereby, and shall be in full force and effect for a period equal to the longest period allowed by applicable law and shall be binding upon Declarant and its respective heirs, successors, legal representatives, successors-in-title and assigns, and shall be enforceable by RaceTrac, its successors, assigns, successors-in-title and tenants.

6. In the case of any violation or attempted violation by Declarant and its respective heirs, successors, legal representatives, successors-in-title or assigns of any of the covenants or restrictions contained within this Declaration, RaceTrac, its successors, assigns, successors-in-title and tenants may enforce these covenants and restrictions by injunction or other appropriate proceedings and the prevailing party shall be entitled to recover its damages, costs and reasonable attorneys' fees.

7. It is the intention of Declarant that should there be any provision or provisions of this Declaration which shall prove to be invalid, void, illegal or unenforceable by reason of present or future laws or rules or regulations of any governmental body or entity or any court of competent jurisdiction, such provision or provisions of this Declaration shall in no way affect, impair or invalidate any of the remaining provisions of this Declaration, and all such remaining provisions shall remain in full force and effect. Furthermore, it is the intention of the Declarant that if any provision or provisions are declared to be invalid, void, illegal or unenforceable by reason of present or future laws, rules or regulations of any governmental body or entity or any court of competent jurisdiction, such provision or provisions shall be revised by such governmental body or entity or court to render same fully valid and, to the extent possible, conform to the terms of this Declaration. Such revised provision or provisions shall then be fully binding upon the Declarant as if they were contained in this Declaration.

(SIGNATURES COMMENCE ON FOLLOWING PAGE)



## DECLARANT:

HIPP INVESTMENTS, LLC, a Delaware  
limited liability company

By:   
Name: Virginia H. Johns  
Title: Managing Member

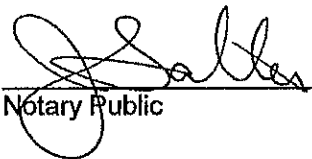
[SEAL]

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2013  
by Virginia H. Johns, as Managing Member of Hipp Investments, LLC, a Delaware limited liability  
company, who is personally known to me or who has produced \_\_\_\_\_ as  
identification and who did (did not) take an oath.

NOTARY PUBLIC-STATE OF FLORIDA  
James D. Salter  
Commission # DD991372  
Expires: MAY 30, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public

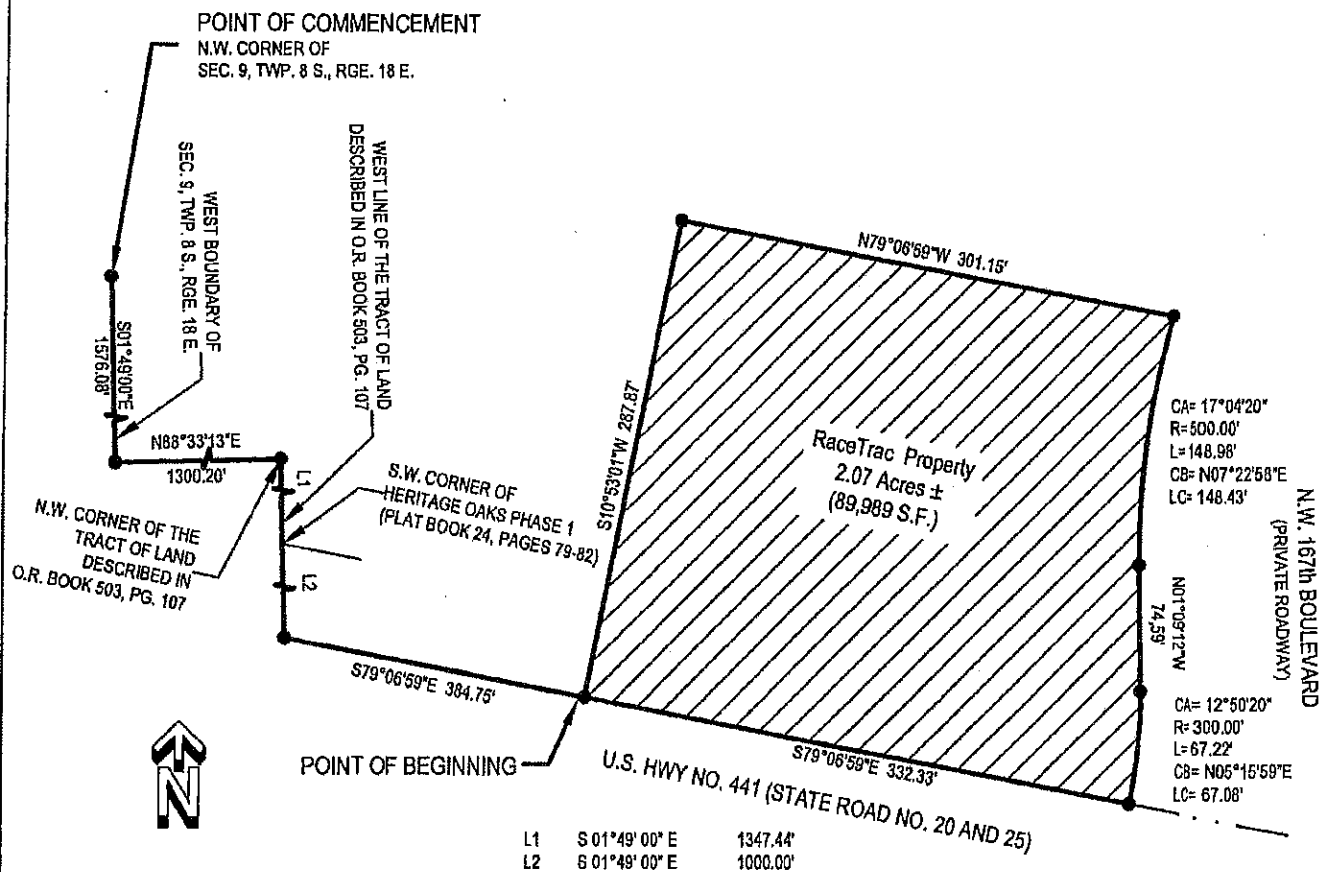
\_\_\_\_\_  
Printed Name

## EXHIBIT "A"

### RACETRAC PROPERTY

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE; THENCE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 384.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 332.33 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°50'20" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF N05°15'59"E, 67.08 FEET); THENCE CONTINUE ALONG SAID WEST LINE, N01°09'12"W, 74.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 17°04'20" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE, A DISTANCE OF 148.98 FEET (CHORD BEARING AND DISTANCE OF N07°22'58"E, 148.43 FEET); THENCE DEPARTING SAID WEST LINE, PROCEED N79°06'59"W, 301.15 FEET; THENCE S10°53'01"W, 287.87 FEET TO THE POINT OF BEGINNING, CONTAINING 89,989 SQUARE FEET OR 2.07 ACRES, MORE OR LESS.

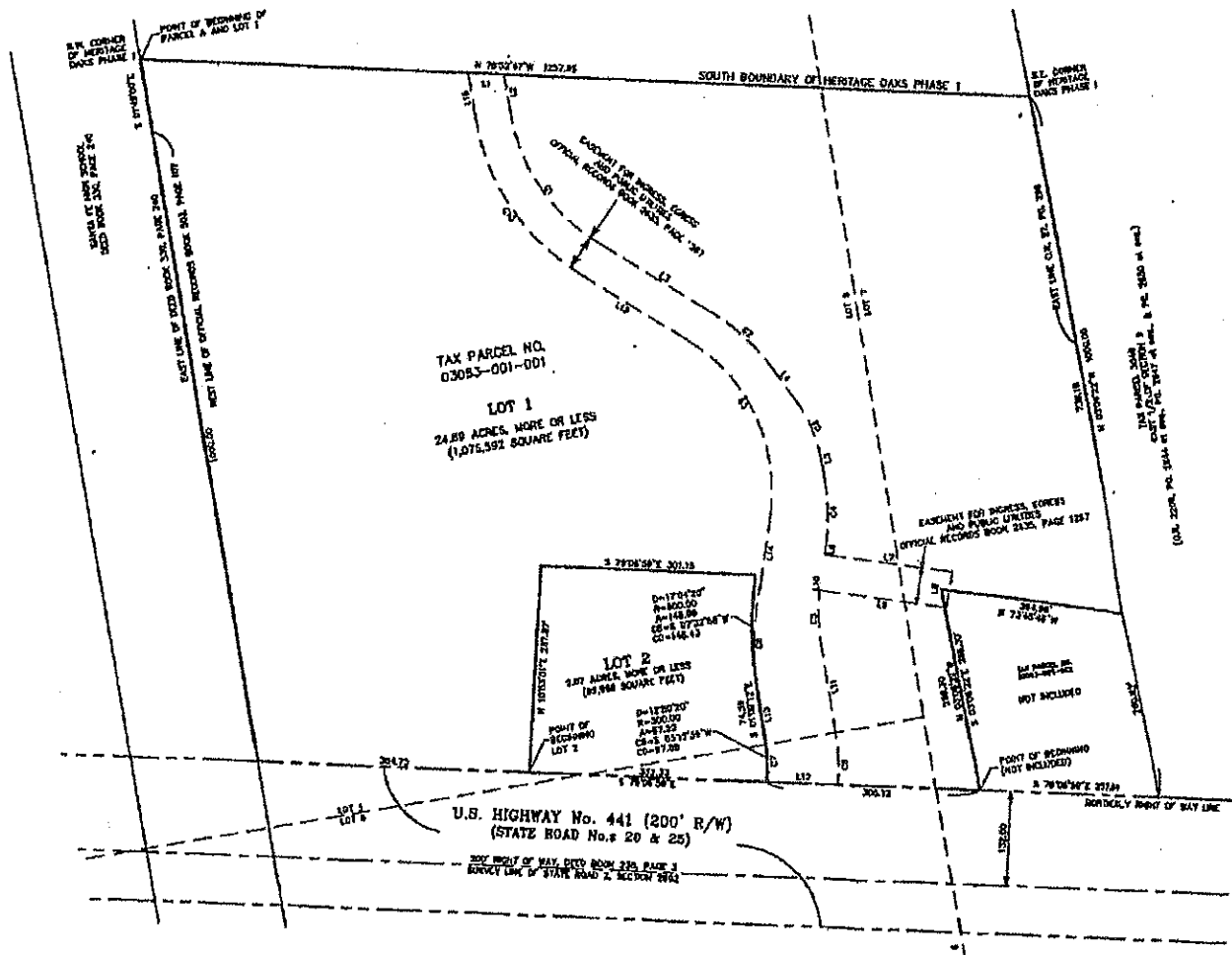


## LEGAL DESCRIPTION: LOT 1

A PORTION OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THENCE RUN SOUTH  $01^{\circ}48'00''$  EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 1578.08 FEET; THENCE LEAVING SAID WEST LINE, RUN NORTH  $88^{\circ}33'13''$  EAST, A DISTANCE OF 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH  $01^{\circ}48'00''$  EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, A DISTANCE OF 1347.44 FEET TO THE SOUTHWEST CORNER OF HERITAGE OAKS PHASE I, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH  $01^{\circ}48'00''$  EAST, ALONG SAID WEST LINE, A DISTANCE OF 1000.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 & 25, 200' R/W); THENCE RUN SOUTH  $79^{\circ}06'58''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 384.75 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN NORTH  $10^{\circ}53'01''$  EAST, A DISTANCE OF 287.87 FEET; THENCE RUN SOUTH  $79^{\circ}06'58''$  EAST, A DISTANCE OF 301.15 FEET; TO A POINT LYING ON A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF  $17^{\circ}04'20''$ , FOR AN ARC DISTANCE OF 148.98 FEET (CHORD BEARING AND DISTANCE OF SOUTH  $07^{\circ}22'58''$  WEST, 148.43 FEET) TO A POINT OF TANGENCY; THENCE RUN SOUTH  $01^{\circ}08'12''$  EAST, A DISTANCE OF 74.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY, ALONG SAID CURVE, BEING CONCAVE WESTERLY, AND HAVING RADIUS OF 300.00 FEET, AND A CENTRAL ANGLE OF  $12^{\circ}50'20''$  FOR AN ARC DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF SOUTH  $05^{\circ}15'59''$  WEST, 67.08 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD NOS. 20 & 25, 200' R/W); THENCE RUN SOUTH  $79^{\circ}06'58''$  EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 305.12 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN NORTH  $03^{\circ}06'22''$  WEST, A DISTANCE OF 288.30 FEET; THENCE RUN SOUTH  $73^{\circ}45'46''$  EAST, A DISTANCE OF 284.98 FEET, TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 298 ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH  $03^{\circ}06'22''$  WEST, ALONG SAID EAST LINE, 738.18 FEET, TO THE SOUTHEAST CORNER OF SAID HERITAGE OAKS PHASE I; THENCE NORTH  $78^{\circ}52'47''$  WEST, 1257.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.69 ACRES (1,075,592 SQUARE FEET), MORE OR LESS



2400

Return to:  
HOLDEN, RAPPENECKER,  
EUBANK AND MILLS, P.A.  
2700 S.W. 43rd Street  
Gainesville, FL 32606-7433

PREPARED BY, RECORD AND RETURN TO:

Ryan C. Curtis, Esq.  
Curtis Law Firm, LLC  
285 NW 138<sup>th</sup> Terr., Suite 100  
Jonesville, Florida 32669

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1922350 5 PGS

2003 APR 01 02:52 PM BK 2635 PG 126

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA

CLERK4 Receipt#133067

Doc Stamp-Deed: 0.70  
By: *Lawrence* D.C.

## EASEMENT

THIS EASEMENT is made this 28<sup>th</sup> day of March, 2003, by and between CURTIS COMMERCIAL & INDUSTRIAL DEVELOPMENT, LTD., a Florida limited partnership, hereinafter "Grantor", whose post office address is 11635 NW 1<sup>st</sup> Avenue, Gainesville, Florida 32607 and HERITAGE OAKS-TND, LTD., a Florida limited partnership, hereinafter "Grantee", whose post office address is 285 NW 138<sup>th</sup> Terr., Suite 200, Jonesville, Florida 32669.

## WITNESSETH:

WHEREAS, Grantor is the owner of the land described below, located in Alachua County, Florida; and

WHEREAS, Grantee is the owner of an adjoining parcel and desires an easement for ingress and egress to the public road known as U.S. Highway No. 441; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein,

NOW, THEREFORE, Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration paid by Grantee to Grantor, does hereby grant to Grantee and Grantee's heirs, successors, and assigns, a perpetual non-exclusive easement for ingress, egress, and public utilities over and across the following described property:

## SEE EXHIBIT "A"

This easement is granted with the express condition that Grantor shall have no responsibility for improving or maintaining the roadway that presently exists, nor any other liability or responsibility to Grantee or Grantee's heirs, successors, and assigns, or to those who may use the roadway.

Grantee agrees to indemnify and hold harmless Grantor from any and all damages and injuries, whether to person or property, resulting from Grantee's acts or the acts of Grantee's agents, employees, guests, and invitees.

This easement shall terminate upon the roadway located within the easement property becoming a public right-of-way.

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

Signed, sealed and delivered  
our presence as witnesses:

Print Name: Ryan C. Curtis

Print Name: Judy Jones

CURTIS COMMERCIAL & INDUSTRIAL in  
DEVELOPMENT, LTD., a  
Florida limited partnership

By: CURTIS COMMERCIAL &  
INDUSTRIAL DEVELOPMENT, INC., a  
Florida corporation  
Its: General Partner

By: John M. Curtis  
Its President

Print Name: Ryan C. Curtis

Print Name: Judy Jones

HERITAGE OAKS-TND, LTD., a  
Florida limited partnership

By: HAC2, INC., a Florida corporation  
Its: General Partner

By: John M. Curtis, Jr.  
Its President

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28 day of March, 2003, by John M. Curtis, as President of Curtis Commercial & Industrial Development, Inc., a Florida corporation, the General Partner of Curtis Commercial & Industrial Development, Ltd., a Florida limited partnership. On behalf of the corporation and partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

Judy Jones  
Print Name: Judy Jones  
Notary Public, State and County Aforesaid  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Notary Seal)



Judy Jones  
MY COMMISSION # DD170548 EXPIRES  
December 10, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28 day of March, 2003, by John M. Curtis, Jr., as President of HAC2, Inc., a Florida corporation, the General Partner of HERITAGE OAKS-TND, Ltd., a Florida limited partnership. On behalf of the corporation and partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

Judy Jones  
Print Name: Judy Jones  
Notary Public, State and County Aforesaid  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Notary Seal)



Judy Jones  
MY COMMISSION # DD170548 EXPIRES  
December 10, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

## EXHIBIT "A"

## DESCRIPTION OF INGRESS/EGRESS EASEMENT

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE S 1° 49' 00" E, ALONG THE WEST LINE OF SAID SECTION, 1576.08 FEET; THENCE N 88° 33' 13" E, A DISTANCE OF 1300.20 FEET; THENCE S 1° 49' 00" E, A DISTANCE OF 1347.88 FEET; THENCE S 78° 52' 28" E, A DISTANCE OF 461.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 78° 52' 28" E, ALONG SAID LINE, A DISTANCE OF 51.30 FEET; THENCE S 1° 49' 00" E, A DISTANCE OF 54.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 48° 40' 05"; THENCE SOUTHEAST ALONG SAID CURVE, A DISTANCE OF 233.59 FEET TO A POINT OF TANGENCY; THENCE S 50° 29' 05" E, A DISTANCE OF 181.27 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 21° 32' 58", AND A CHORD OF 121.52 FEET BEARING S 39° 42' 04" E; THENCE SOUTHEAST ALONG SAID CURVE, A DISTANCE OF 122.24 FEET; THENCE S 28° 56' 05" E, A DISTANCE OF 53.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 25° 58' 15"; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 96.55 FEET; THENCE S 2° 57' 50" E, A DISTANCE OF 16.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 19° 12' 04"; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 110.59 FEET; THENCE S 16° 14' 14" W, A DISTANCE OF 3.96 FEET; THENCE S 73° 45' 46" E, A DISTANCE OF 184.06 FEET; THENCE S 16° 14' 14" W, A DISTANCE OF 50.00 FEET; THENCE N 73° 45' 46" W, A DISTANCE OF 184.06 FEET; THENCE S 16° 14' 14" W, A DISTANCE OF 0.03 FOOT TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15° 13' 00", AND A CHORD OF 79.44 FEET BEARING S 5° 48' 04" W; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 79.67 FEET; THENCE S 1° 48' 26" E, A DISTANCE OF 115.18 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 12° 47' 24", AND A CHORD OF 77.97 FEET BEARING S 4° 35' 23" W; THENCE SOUTH ALONG SAID

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## EXHIBIT "A" CONTINUED

CURVE, A DISTANCE OF 78.13 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 ( A 200.00 FOOT RIGHT OF WAY. ); THENCE N 79° 06' 24" W, ALONG SAID RIGHT OF WAY, 100.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 12° 49' 43", AND A CHORD OF 55.86 FEET BEARING N 4° 36' 26" E; THENCE NORTH ALONG SAID CURVE, A DISTANCE OF 55.98 FEET; THENCE N 1° 48' 26" W, A DISTANCE OF 63.90 TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 430.00 FEET A CENTRAL ANGLE OF 21° 19' 59", AND A CHORD OF 159.18 FEET BEARING N 8° 51' 34" E, THENCE NORTH ALONG SAID CURVE, A DISTANCE OF 160.10 FEET; THENCE N 16° 14' 02" E, A DISTANCE OF 90.70 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 66° 43' 19", AND A CHORD OF 274.96 FEET BEARING N 17° 07' 26" W; THENCE NORTH ALONG SAID CURVE, A DISTANCE OF 291.13 FEET; THENCE N 50° 29' 05" W, A DISTANCE OF 177.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 48° 40' 05"; THENCE NORTHWEST ALONG SAID CURVE, A DISTANCE OF 276.06 FEET; THENCE N 1° 49' 00" W, A DISTANCE OF 65.79 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING SITUATE IN ALACHUA COUNTY, FLORIDA AND CONTAINING 2.039 ACRES, MORE OR LESS.



27-00  
170  
DE  
STUDIOS  
This Instrument Prepared by:  
James D. Salter, Esquire  
Salter Feiber, P.A.  
P.O. Box 357399  
Gainesville, Florida, 32635  
File#12-0105.2

Doc Stamp-Deed: \$0.70



### EASEMENT

This Easement is granted this 3<sup>rd</sup> day of December, 2013, by HIPP INVESTMENTS, LLC, a Delaware limited liability company, licenses to do business in Florida, whose address is P.O. Box 1000, Alachua, Florida, 32615 ("Grantor") to the CITY OF ALACHUA, FLORIDA, a municipal corporation, whose address is P.O. Box 9, Alachua, Florida, 32615, ("Grantee").

Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has given and granted and by these presents does give and grant unto Grantee, its successors and assigns, a perpetual, non-exclusive easement for the purpose of constructing, operating and maintaining municipal public utility facilities, including by example, electric, water, sanitary sewer, natural gas, reclaimed water and telecommunications utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

### SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

Grantor does further covenant with Grantee that Grantor has the right and authority to convey the Easement, that Grantor is seized in fee simple of the lands encumbered by the Easement, that such lands are free from all encumbrances, that Grantee shall quietly enjoy the Easement and that Grantor warrants and will defend title to the Easement against the claims of all persons whomsoever.

In Witness Whereof, Grantor has executed this Easement this 3<sup>rd</sup> day of December, 2013.

Witness Sign Above/Print Name Below

James D. Salter

Hipp Investments, LLC, a Delaware limited liability company

By:

Virginia H. Johns, Managing Member

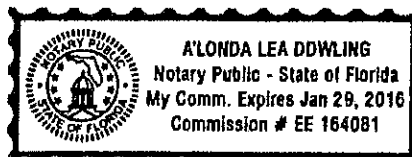
Witness Sign Above/Print Name Below

Alyssa Myers

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December, 2013, by Virginia H. Johns, as Managing Member of Hipp Investments, LLC, a Delaware limited liability company who executed the same on behalf of the company and who is personally known by me.

A'Londa Lea Dowling  
Notary Public, State of Florida



SKETCH OF LEGAL DESCRIPTION  
(NOT A BOUNDARY SURVEY)

**LEGAL DESCRIPTION:  
PUBLIC UTILITY EASEMENT**

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE DEPARTING SAID BOUNDARY, PROCEED N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S01°49'00"E ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE S.W. CORNER OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO'S 20 AND 25 - 200 FEET WIDE); THENCE S79°06'59"E ALONG SAID RIGHT-OF-WAY LINE, 717.08 FEET TO THE INTERSECTION WITH THE WEST LINE OF FUTURE N.W. 167th BOULEVARD (WIDTH VARIES); SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°50'20" AND A RADIUS OF 300.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 67.22 FEET (CHORD BEARING AND DISTANCE OF N05°15'59"E, 67.08 FEET); THENCE CONTINUE ALONG SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, N01°09'12"W, 74.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 14°46'30" AND A RADIUS OF 500.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, A DISTANCE OF 128.94 FEET (CHORD BEARING AND DISTANCE OF N06°14'03"E, 128.58 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD AND THE ARC OF SAID 500.00 FEET RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 02°17'50", A DISTANCE OF 20.05 FEET (CHORD BEARING AND DISTANCE OF N14°46'13"E, 20.04 FEET); THENCE DEPARTING SAID WEST LINE OF FUTURE N.W. 167th BOULEVARD, PROCEED N79°06'59"W, 21.38 FEET; THENCE S10°53'01"W, 20.00 FEET; THENCE S79°06'59"E, 20.02 FEET TO THE POINT OF BEGINNING.

*[Signature]*  
RODNEY K. ROGERS - DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

SEE SHEET 2 FOR SKETCH

SHEET  
1 OF 2

ROGERS ENGINEERING, INC.  
1105 S.E. 3rd AVE., OCALA, FL. 34471 (352) 622-9214 LB #4074

SCALE

DATE  
9-30-13



27.00  
170

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2831017 3 PG(5)  
December 03, 2013 04:40:33 PM  
Book 4244 Page 398  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

This Instrument Prepared by:  
James D. Salter, Esquire  
Salter Feibcr, P.A.  
P.O. Box 357399  
Gainesville, Florida, 32635  
File#12-0105.2

Doc Stamp-Dead: \$0.70



### EASEMENT

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Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has given and granted and by these presents does give and grant unto Grantee, its successors and assigns, a perpetual, non-exclusive easement for the purpose of constructing, operating and maintaining municipal public utility facilities, including by example, electric, water, sanitary sewer, natural gas, reclaimed water and telecommunications utility facilities and related appurtenances over, under, upon and through the following described property n Alachua County, Florida, to wit:

### SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

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In Witness Whereof, Grantor has executed this Easement this 3<sup>rd</sup> day of December, 2013.

[Signature]  
Witness Sign Above/Print Name Below  
JAMES D. SALTER

Hipp Investments, LLC, a Delaware limited liability company

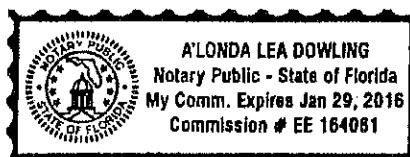
By: [Signature]  
Virginia H. Johns, Managing Member

Alyssa Myers  
Witness Sign Above/Print Name Below  
Alyssa Myers

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December, 2013, by Virginia H. Johns, as Managing Member of Hipp Investments, LLC, a Delaware limited liability company who executed the same on behalf of the company and who is personally known by me.


[Signature]  
Notary Public, State of Florida



**SKETCH OF LEGAL DESCRIPTION  
(NOT A BOUNDARY SURVEY)**

**LEGAL DESCRIPTION:  
PUBLIC UTILITY EASEMENT**

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RODNEY K. ROGERS, DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

SEE SHEET 2 FOR SKETCH

SHEET  
1 OF 2

**ROGERS ENGINEERING, INC.**

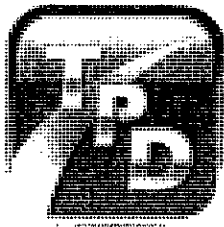
SCALE

DATE

1105 S.E. 3rd AVE., OCALA, FL. 34471 (352) 622-9214 LB #4074

9-30-13





October 9, 2014

Mr. Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, Florida 32616

RE: Alachua Market Place  
2<sup>nd</sup> Review of the Traffic Impact Analysis  
TPD No. 4506

Dear Mr. Tabor:

The purpose of this letter is to respond to the remaining concern about the backups of southbound left turning traffic on 167<sup>th</sup> Boulevard approaching US 441 that would block the northbound traffic turning left into the Raceway. In our earlier response to this concern we indicated that we could stripe the southbound lanes as left only and left/right in consultation with FDOT. However, we had not provided an HCS analysis for this scenario. We have rerun the analysis as a left and left/right for the southbound approach. In the analysis we have also assigned 30% of the right turning traffic to the west site driveway as suggested. The results of the analysis are summarized in the HCS report which shows a 95 percentile back-of-queue length of 7.8 vehicles. The available storage for the southbound left into Raceway is approximately 8 vehicles. The projected P.M. peak hour traffic volumes as reassigned and the HCS worksheets are attached.

We will further discuss this matter with FDOT along with the median opening on US 441 west of the project. We are not proposing any changes to the median opening on US 441 west of the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Turgut Dervish', is written over a horizontal line.

Turgut Dervish, P.E.  
President

---

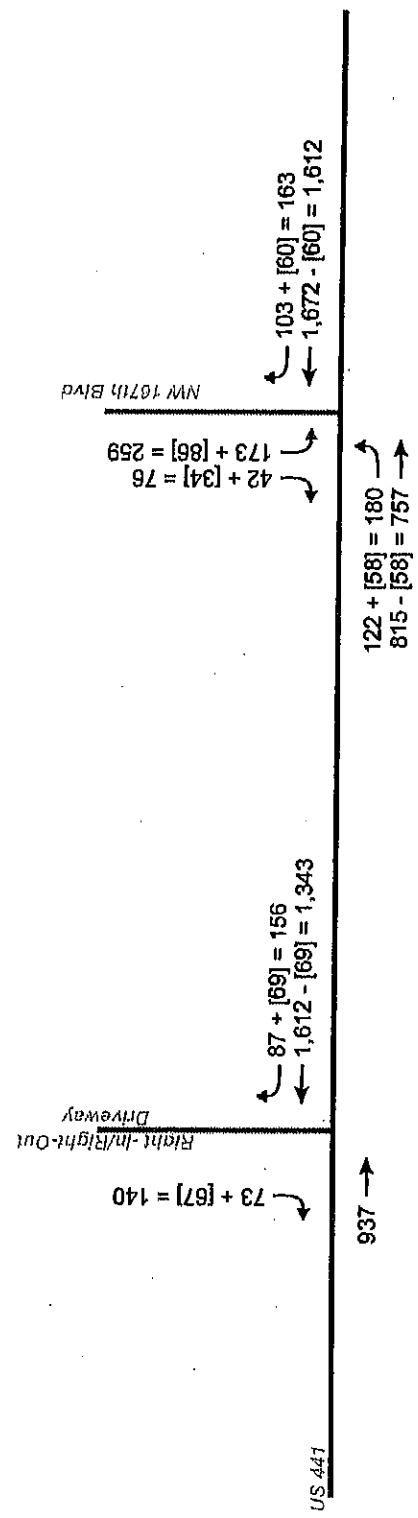
Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ [www.tpdtraffic.com](http://www.tpdtraffic.com)



# Project Trip Volumes

Alachua Market Place  
Project No 4506  
Figure 1A



Legend:

000 + [000] = 000

Total Trips

Raceway Store Trips

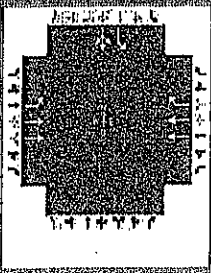
Background Trips\*

\* Total trips from the TIA including Alachua Market Place Trips.

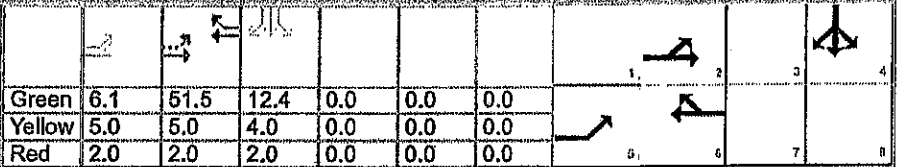


# HCS 2010 Signalized Intersection Results Summary

General Information					Intersection Information						
Agency		TPD			Duration, h		0.25				
Analyst		DWF		Analysis Date		Oct 8, 2014		Area Type		Other	
Jurisdiction		Alachua		Time Period		PM Peak (Projected)		PHF		0.94	
Intersection		US 441 & NW 167th Blvd		Analysis Year		2015		Analysis Period		1> 17:00	
File Name		US 441 NW 167th Boulevard Projected PM Peak (Signal) rev2 L-LR.xus									
Project Description		PM Peak (Projected)									



Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				180	757			1612	163				259	0	76

Signal Information																										
Cycle, s	90.0	Reference Phase	2	Green	6.1	51.5	12.4	0.0	0.0	0.0	0.0	Yellow	5.0	5.0	4.0	0.0	0.0	0.0	0.0	Red	2.0	2.0	2.0	0.0	0.0	0.0
Offset, s	0	Reference Point	End																							
Uncoordinated	No	Simult. Gap E/W	On																							
Force Mode	Fixed	Simult. Gap N/S	Off																							

Timer Results		EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		5	2		6				4
Case Number		1.0	4.0		7.3				10.0
Phase Duration, s		13.1	71.6		58.5				18.4
Change Period, (Y+Rc), s		7.0	7.0		7.0				6.0
Max Allow Headway (MAH), s		4.0	0.0		0.0				4.3
Queue Clearance Time (gs), s		5.6							11.3
Green Extension Time (ge), s		0.5	0.0		0.0				1.1
Phase Call Probability		0.99							1.00
Max Out Probability		0.00							0.02

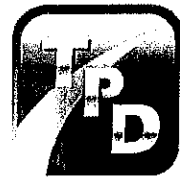
Movement Group Results		EB			WB			NB			SB		
Approach Movement		L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h		191	805			1715	173				193	164	
Adjusted Saturation Flow Rate (s), veh/h/ln		1810	1723			1756	1610				1810	1711	
Queue Service Time (gs), s		3.6	7.7			36.7	4.6				9.3	8.4	
Cycle Queue Clearance Time (gc), s		3.6	7.7			36.7	4.6				9.3	8.4	
Green Ratio (g/C)		0.66	0.72			0.57	0.57				0.14	0.14	
Capacity (c), veh/h		250	2474			2011	922				249	235	
Volume-to-Capacity Ratio (X)		0.766	0.326			0.853	0.188				0.776	0.696	
Available Capacity (ca), veh/h		623	2474			2011	922				483	456	
Back of Queue (Q), veh/ln (95th percentile)		4.5	3.5			19.3	2.7				7.8	7.1	
Queue Storage Ratio (RQ) (95th percentile)		0.00	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (d1), s/veh		19.8	4.7			16.1	9.2				37.5	40.1	
Incremental Delay (d2), s/veh		4.9	0.4			4.8	0.5				5.1	3.7	
Initial Queue Delay (d3), s/veh		0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh		24.7	5.0			20.9	9.7				42.6	43.8	
Level of Service (LOS)		C	A			C	A				D	D	
Approach Delay, s/veh / LOS		8.8	A		19.9	B		0.0			43.2	D	
Intersection Delay, s/veh / LOS		19.0						B					

Multimodal Results		EB		WB		NB		SB	
Pedestrian LOS Score / LOS		1.8	A	2.2	B	2.9	C	2.9	C
Bicycle LOS Score / LOS		1.3	A	2.0	B			1.1	A

TWO-WAY STOP CONTROL SUMMARY								
<b>General Information</b>				<b>Site Information</b>				
Analyst	DWF			Intersection	US 441 & Site RI-RO			
Agency/Co.	TPD			Jurisdiction	Alachua			
Date Performed	10/8/2014			Analysis Year	2015			
Analysis Time Period	PM Peak (Projected)							
<b>Project Description</b>								
East/West Street: US 441				North/South Street: Site RI-RO				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
<b>Vehicle Volumes and Adjustments</b>								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)					1543	156		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	0.95	0.95		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	1624	164		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	0	0	0	0	2	1		
Configuration					T	R		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						140		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.95		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	147		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
<b>Delay, Queue Length, and Level of Service</b>								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								147
C (m) (veh/h)								382
v/c								0.38
95% queue length								1.77
Control Delay (s/veh)								20.2
LOS								C
Approach Delay (s/veh)	--	--				20.2		
Approach LOS	--	--				C		

**TRAFFIC IMPACT ANALYSIS**

**ALACHUA MARKET PLACE  
CITY OF ALACHUA, FLORIDA**



**Prepared for:**

**WindCrest Companies  
605 East Robinson Street, Suite 340  
Orlando, Florida 32801**

**Prepared by:**

**Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955**

**March 2014**

**TPD № 4506**

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Alachua Market Place  
**LOCATION:** City of Alachua, Florida  
**CLIENT:** WindCrest Companies

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:**

Turgut Dervish, P.E.

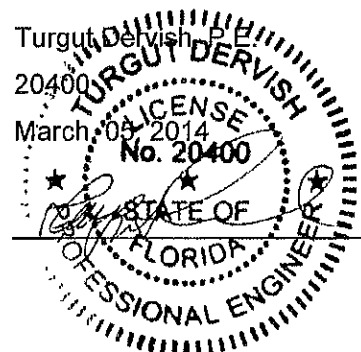
**P.E. No.:**

20400

**DATE:**

March 09, 2014

**SIGNATURE:**



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## INTRODUCTION

This traffic analysis was conducted in order to assess the impact of the proposed Alachua Market Place development in Alachua, Florida. Located on the northwest corner of US 441 (Martin Luther King Boulevard) and NW 167<sup>th</sup> Boulevard, the project will consist of a 46,031 square foot Publix Supermarket, 9,100 square feet of retail shops/stores and a fast-food restaurant in an outparcel. **Figure 1** depicts the site location and the area roadways. The site will be accessed by way of NW 167<sup>th</sup> Boulevard and a right-in only driveway on US 441. **Figure 2** shows the conceptual site plan and its access configuration.

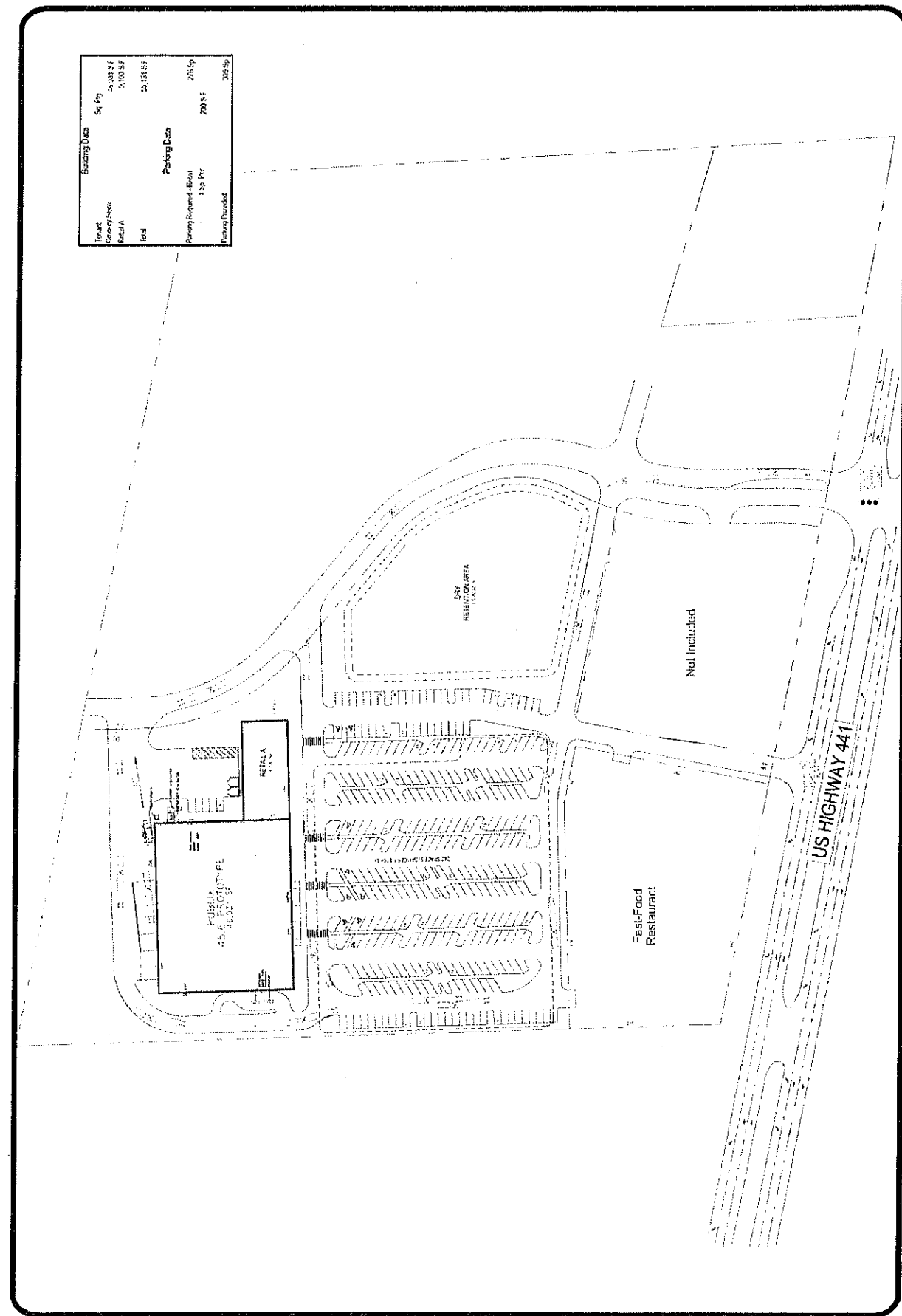
The analysis was performed in accordance with a methodology submitted to and reviewed by the City of Alachua and Florida Department of Transportation (FDOT). Comments received from the City and FDOT were incorporated into a final methodology which is included in **Appendix A**.

Data used in the analysis consisted of site plan/development information provided by the Developers, daily and hourly count obtained from the Florida DOT, P.M. peak hour intersection volumes collected by Traffic Planning and Design, Inc. (TPD), and roadway segment data provided by the City of Alachua.









Alachua Market Place  
Project No 4506



Figure 2

# Conceptual Site Plan



## EXISTING ROADWAY ANALYSIS

A capacity analysis was performed for the study roadway segments and intersections utilizing existing traffic volumes in order to establish their current operating conditions. As agreed upon in the methodology, the analysis will consider the project's impact on the following facilities:

### Roadways

US 441 (Martin Luther King Boulevard)  
NW 188<sup>th</sup> St to NW 173<sup>rd</sup> Street (CR 235A)  
NW 173<sup>rd</sup> Street (CR 235A) to NW 167<sup>th</sup> Boulevard  
NW 167<sup>th</sup> Boulevard to I-75 Ramps  
I-75 Ramps to NW 147<sup>th</sup> Drive

### I-75

Segments North and South of US 441  
CR 235A (173<sup>rd</sup> Street)  
Segments North and South of US 441

### Intersections

US 441 and NW 173<sup>rd</sup> Street  
US 441 and NW 167<sup>th</sup> Boulevard  
US 441 and I-75 Ramps  
US 441 and NW 147<sup>th</sup> Drive  
Site Entrances

### Roadway Segment Analysis

Roadway segments were analyzed by comparing the existing peak hour volume for each roadway segment with the corresponding peak hour capacity at the adopted Level of Service (LOS) standard. Existing P.M. peak hour volumes for US 441 and CR 235A were determined from the P.M. peak hour counts made at the study intersections during February 19-20, 2014. For I-75, the P.M. peak hour counts were obtained from two-day hourly counts from the FDOT 2012 FTI DVD and adjusted to the peak season. The LOS standards and peak hour capacities were obtained from the City's most current Development Monitoring Report included in **Appendix B** along with the I-75 FDOT counts. The LOS capacities included in the Development Monitoring Report are based on the Florida Department of Transportation's (FDOT) 2012 Generalized LOS Volume tables. A summary of the existing roadway capacity analysis is presented in **Table 1**.

**Table 1**



### Existing Roadway Capacity Analysis

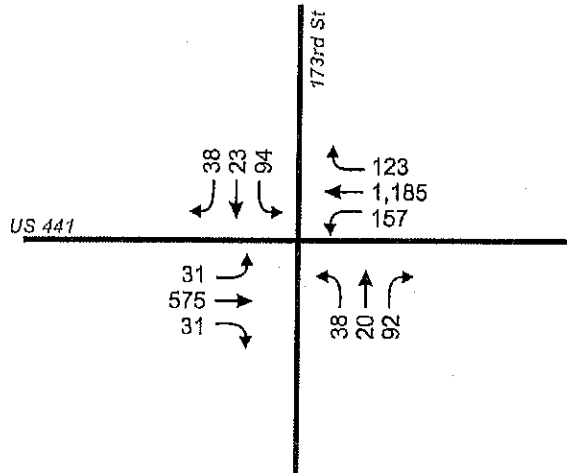
Roadway Segment	# of Ins	Adopted		Existing PH Volume	LOS
		LOS	Capacity		
<b>US 441</b>					
NW 188 <sup>th</sup> St to NW 173 <sup>rd</sup> St (CR 235A)	4LD	D	3,200	1,898	C
NW 173 <sup>rd</sup> St (CR 235A) to NW 167 <sup>th</sup> Blvd	4LD	D	3,200	2,264	C
NW 167 <sup>th</sup> Blvd to I-75 Ramps	4LD	D	3,200	2,346	C
I-75 Ramps to NW 147 <sup>th</sup> Dr	4LD	D	3,200	2,161	C
<b>I-75</b>					
North of US 441	6LD	C	7,710	2,746	B
South of US 441	6LD	C	7,710	3,477	B
<b>CR 235A (173<sup>rd</sup> Street)</b>					
North of US 441	2L	D	1,314	329	C
South of US 441	2L	D	1,314	361	C

The analysis reveals that the study roadway segments currently operate within the adopted LOS standards.

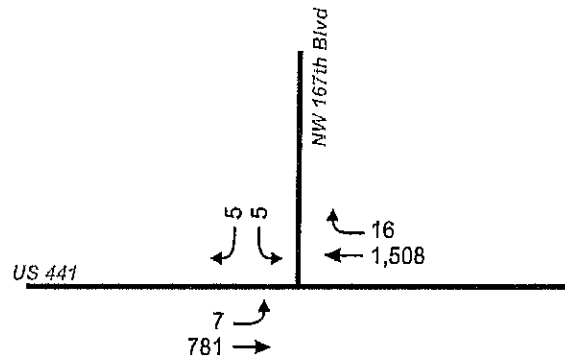
#### Intersection Analysis

A capacity analysis was conducted for each intersection utilizing HCS software in accordance with the procedures of the 2010 Highway Capacity Manual. The capacity analysis was performed using the existing intersection geometry, traffic volumes during the P.M. peak hour and signal timing/phasing. Turning movement counts were collected by TPD during February 19-20, 2014 and represent the peak season since the Peak Season Conversion Factor is 1.00 for this time period. Trucks were counted separately to determine the heavy vehicles percentage in the peak hour for use in the analysis. The traffic volumes at each intersection are displayed in **Figure 3**. The 4-6 P.M. intersection turning movement counts are included in **Appendix C** along with signal timing data. A summary of the intersection capacity analysis is presented in **Table 2**.

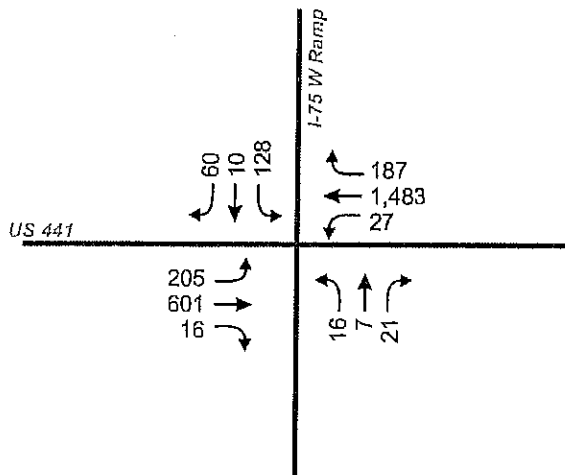




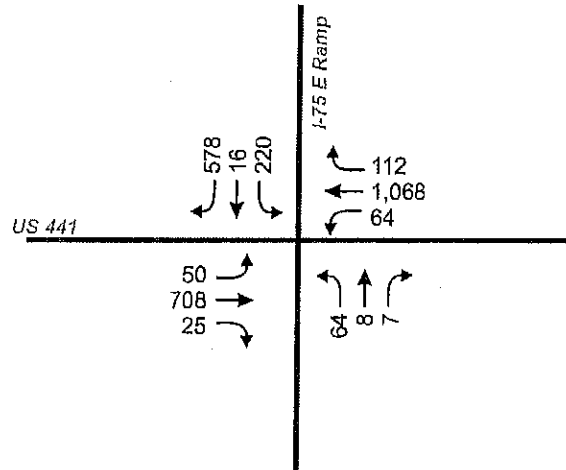
US 441 & 173rd St



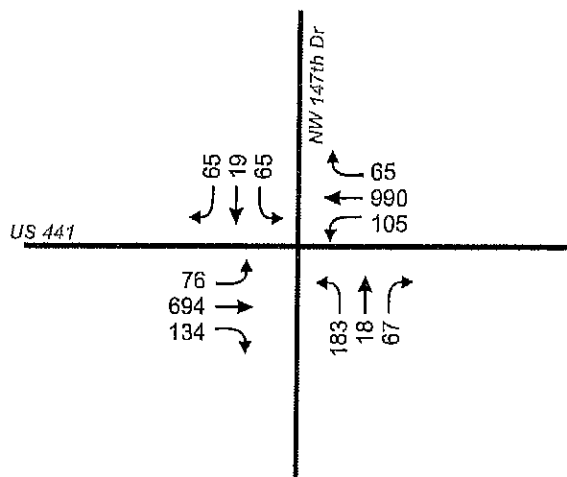
US 441 & NW 167th Blvd



US 441 & I-75 West Ramps



US 441 & I-75 East Ramps



US 441 & NW 147th Dr



**Table 2**  
**Existing Intersection Capacity Analysis**

Intersection	Control	Delay	LOS
US 441 and NW 173 <sup>rd</sup> Street	Signal	17.1	B
US 441 and NW 167 <sup>th</sup> Boulevard	STOP	22.8	C
US 441 and I-75 West Ramps	Signal	18.4	B
US 441 and I-75 East Ramps	Signal	23.5	C
US 441 and NW 147 <sup>th</sup> Drive	Signal	14.4	B

This analysis indicates that all of the study intersections currently operate at satisfactory LOS. Detailed worksheets from the existing intersection capacity analysis are included in **Appendix D**.



## PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will consist of 46,031 square feet of supermarket, 9,100 square feet in adjacent retail shops/stores and a 3,500 square foot fast-food restaurant in an outparcel. To determine the impact of this development, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated as well as their distribution and assignment to the surrounding roadways.

### Trip Generation

The trip generation of the proposed development was calculated with the use of rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*. The use of ITE data to calculate pass-by trips for each land use would result in total pass-by trips greater than 25% of the total trips. Therefore, the pass-by trips were capped at 25% of the total trips generated. A summary of the trip generation of the proposed development is shown in Table 3. Trip generation worksheets are included in the study methodology in the Appendix. The development is expected to generate 5,134 new net daily trips, of which 431 will occur in the P.M. peak hour.

**Table 3**  
**Project Trip Generation Summary**

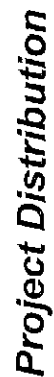
ITE Code	Land Use	Study	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
850	Supermarket	46,031 sf	102.24	4,706	9.48	222	214	436
826	Retail Shops/Stores	9,100 sf	44.32	403	2.71	11	14	25
934	Fast-food Restaurant	3,500 sf	496.12	1,736	32.65	59	55	114
Total Trips				6,845		292	283	575
Pass-by Trips (25% of Total)				1,711		73	71	144
Total Net New Trips				5,134		219	212	431



### Trip Distribution / Trip Assignment

The trip distribution pattern was based upon the Gainesville MPO Model. Prior to the use of this model, minor modifications were made to create a new traffic analysis zone (TAZ) to represent the proposed development. Subsequently, the model was run along with a select zone analysis to determine a distribution pattern for the project trips. The model-generated distribution was reviewed for reasonableness and a minor modification was made. The model assigned 4% of the project trips from the traffic zone north of the project site south to US 441 (by way of NW 167<sup>th</sup> Boulevard. Since this traffic zone's boundary extends west to CR 235A (NW 173<sup>rd</sup> Street) and can be accessed from CR 235A, one-half of the trips from this traffic zone (or 2%) was re-assigned to CR 235A. The distribution pattern with the minor modification is shown in **Figure 4**. The model output is included in the study methodology. Using this trip distribution, the project's daily and P.M. peak hour trips were assigned to the surrounding roadways as shown in **Figure 5**.



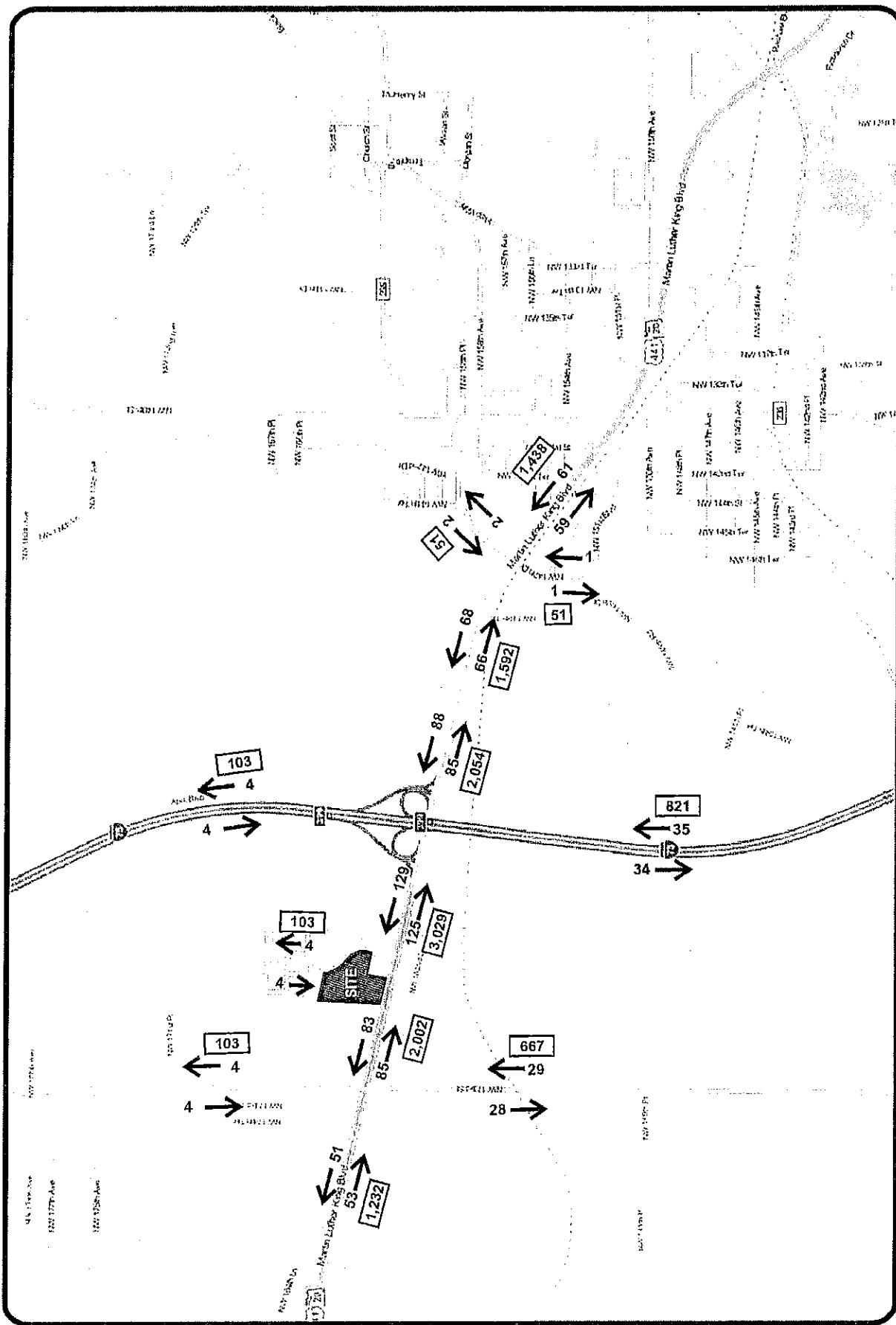


Alachua Market Place  
Project № 4506

**Figure 4**







# Project Trip Assignment

Alachua Market Place  
Project No 4506  
Figure 5



## PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions for the study roadway segments and intersections were analyzed for 2016 the project's buildout year. Projected traffic volumes for the buildout year consists of background traffic volumes combined with the project trips. To determine background traffic volumes for the study roadways, a historical trend analysis of daily traffic volumes was performed. The trend analysis charts included in **Appendix E** revealed the following annual growth rates:

- US 441            (-)0.88% to (+)0.04%
- CR 235A        (+)2.68%
- I-75             (-)0.04% to (-)0.83%

As can be seen, the trend analysis indicated little or no growth on US 441 and I-75. A review of the City's Development Monitoring Report revealed reserved trips committed on the US 441 segment from SR 235 to the North Alachua County Line. In this report, this segment is shown to have a 2012 peak hour volume of 1,995 vehicles with 316 reserved trips. Little or no reserved trips are committed by the City on I-75 and CR 235A.

A growth rate was calculated for US 441 by converting the reserved trips to an equivalent annual growth rate as follows:

Existing Volume	1,995
Reserved Trips	<u>316</u>
Total	2,311
Equivalent Growth to 2016 = $2,311 \div 1,995 = 1.1584$ (15.84% growth in four years or 4.0% annual growth)	

A 4.0% annual growth was used to estimate background traffic for US 441. For I-75 and CR 235A a 2.0% annual growth was used to estimate background traffic. Project trips were then added to the background traffic to obtain total projected traffic volumes.



### Roadway Segment Analysis

A roadway segment analysis was performed for the study roadway segments by comparing the projected traffic volume on each segment with the roadway capacity at the adopted LOS. **Table 4** summarizes the results of this analysis, which show that the study roadway segments will continue to operate at satisfactory LOS under generalized capacity values at the project's completion in 2016.

**Table 4**  
**Projected Roadway Capacity Analysis**

Roadway Segment	# of Ins	Adopted		Projected PHPD Volume			LOS
		LOS	Capacity	Backgd*	Project	Total	
<b>US 441</b>							
NW 188 <sup>th</sup> St to NW 173 <sup>rd</sup> St (CR 235A)	4LD	D	3,200	2,050	104	2,154	C
NW 173 <sup>rd</sup> St (CR 235A) to NW 167 <sup>th</sup> Blvd	4LD	D	3,200	2,445	168	2,613	C
NW 167 <sup>th</sup> Blvd to I-75 Ramps	4LD	D	3,200	2,534	254	2,788	C
I-75 Ramps to NW 147 <sup>th</sup> Dr	4LD	D	3,200	2,334	173	2,507	C
<b>I-75</b>							
North of US 441	6LD	C	7,710	2,856	8	2,864	B
South of US 441	6LD	C	7,710	3,616	69	3,685	B
<b>CR 235A</b>							
North of US 441	2L	D	1,314	342	8	350	C
South of US 441	2L	D	1,314	375	57	432	C

\* Existing traffic X Growth Factor (1.08 for US 441 and 1.04 for I-75 and CR 235A)



### Intersection Analysis

An intersection capacity analysis was conducted using projected traffic volumes and intersection geometric configurations. In the analysis of the intersection of US 441 and I-75 West Ramps, the new southbound on-ramp under construction was included in the analysis. The intersections were analyzed under projected peak hour volumes using HCS software. **Figure 6** shows the projected P.M. peak intersection turning movements for the study intersections and for the project driveway. The projected Levels of Service are summarized in **Table 5**.

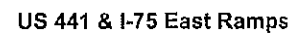
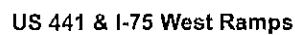
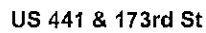
**Table 5**  
**Projected Intersection Capacity Analysis**

Intersection	Control	Delay	LOS
US 441 and NW 173 <sup>rd</sup> Street	Signal	21.4	C
US 441 and NW 167 <sup>th</sup> Boulevard	STOP	329.9	F*
	Signal	17.4	B
US 441 and I-75 West Ramps	Signal	13.6	B
US 441 and I-75 East Ramps	Signal	28.2	C
US 441 and NW 147 <sup>th</sup> Drive	Signal	16.1	B
US 441 Right-in/out Access	STOP	16.8	C

\* Southbound Approach

The analysis shows that all of the study intersections will continue to operate at satisfactory Levels of Service with the exception of US 441/SW 167<sup>th</sup> Boulevard intersection under STOP-control. The projected P.M. peak hour traffic volumes indicate the need for a traffic signal at this location in order to operate at a satisfactory LOS. A detailed printout of each intersection capacity analysis is included in **Appendix F**.





Alachua Market Place  
Project № 4506  
**Figure 6**

### Projected P.M. Peak Hour Traffic Volumes



### Turn Lane Analysis

NW 167<sup>th</sup> Boulevard, a local road, will provide primary access to the proposed development. This road intersects with US 441 from the north forming a "T" intersection with separate right and left turn lanes on US 441. To determine the adequacy of lengths of these separate turn lanes, the following analysis was performed.

- Speed Limit on US 441 ..... 45 mph
- Design Speed ..... Use 50 mph
- Deceleration Distance (for 50 mph)  
As per FDOT Index 301 ..... 290 feet
- Queue for the Left Turns (EB Left Turn Lane)  
95<sup>th</sup> Percentile Back of Queue (from HCS Analysis) ..... 2.5 vehicles  
62.50 feet (25 feet x 2.5)  
Left Turn Lane Length (290+62.50) ..... 352.50 feet  
Existing Turn Lane Length ..... 360.00 feet
- Queue for the Right Turns (WB Right Turn Lane)  
95<sup>th</sup> Percentile Back of Queue (from HCS Analysis) ..... 1.4 vehicles  
35 feet (25 feet x 1.4)  
Right Turn Lane Length (290+35) ..... 325 feet  
Existing Turn Lane Length ..... 335 feet

The southbound approach of NW 67<sup>th</sup> Boulevard is wide enough for two lanes but not striped. The approach should be striped to designate the right and left turn lanes up to the future frontage road for a distance of 330 feet.



## STUDY CONCLUSIONS

This study was conducted to evaluate the traffic impact of the proposed Alachua Market Place development located on the northwest corner of US 441 and SW 167<sup>th</sup> Boulevard in Alachua, Florida. The project will consist of a 46,031 square foot Publix supermarket, 9,100 square feet of retail shops/stores and a fast-foot restaurant located in an outparcel.

The site will be accessed via NW 167<sup>th</sup> Boulevard and a right-in/out driveway on US 441. The results of the study as documented herein are summarized below:

- The proposed development will generate a new net daily traffic volume of 5,134 vehicle trips, of which 431 will occur in the P.M. peak hour.
- The study roadway segments currently operate within their adopted Level of Service standards and will continue to do so at the project's build-out year.
- The study intersections currently operate at satisfactory Levels of Service and will continue to do so at the project's build-out year in 2016.
- The intersection of US 441 and NW 167<sup>th</sup> Boulevard will require signalization under projected volumes. This intersection will be the primary access facility for the proposed development.

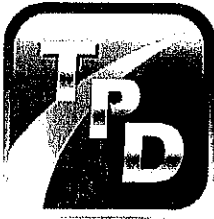


## **APPENDICES**




## **APPENDIX A**

### **Study Methodology**



## MEMORANDUM

TO: Kathy Winburn, AICP, Planning Director  
FROM: Turgut Dervish, P.E.   
DATE: February 18, 2014  
RE: Final Traffic Impact Analysis Methodology  
Publix/Hipp Property  
Alachua, Florida  
TPD № 4506

The following is an outline of our proposed methodology for a Traffic Impact Analysis of the above referenced project. The project site is located in the northwest corner of US 441 (Martin Luther King Boulevard) and NW 167<sup>th</sup> Boulevard. **Figure 1** depicts this site location.

### 1. Proposed Development

The proposed development will consist of a 46,031 square foot Publix Supermarket, 9,100 square foot in adjacent retail shops/stores and an outparcel with a 3,500 square foot fast-food restaurant in an outparcel. Access to the site will be provided by way of (a) NW 167<sup>th</sup> Boulevard and (b) a proposed right in/right out driveway on US 441. **Figure 2** is a conceptual site plan showing this access configuration.

### 2. Trip Generation

The trip generation of the proposed development will be calculated with the use of trip generation rates from the Institute of *Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition* as follows:

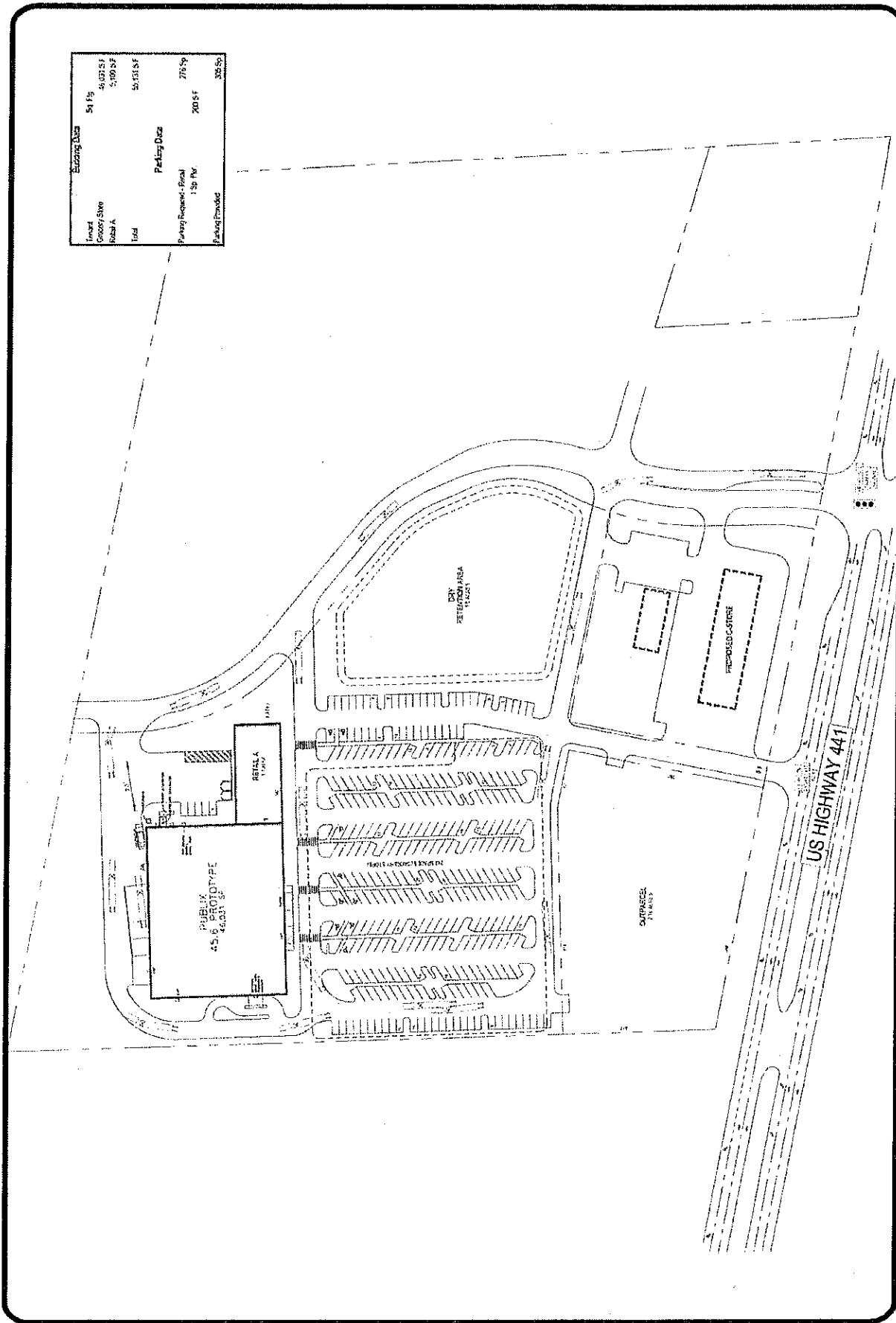
- Publix Supermarket, ITE code 850  
Daily Trip Generation, 102.24 trips per 1,000 sq ft  
P.M. peak hour Generation, 9.48 trips per 1,000 sq ft  
Enter/Exit Split, 51% Enter/49% Exit  
Pass-by Trips, 36% of Total



Site Location

Publix/Hipp Property  
Project No 4506  
Figure 1





# Conceptual Site Plan



- Retail Stores/shops, ITE code 826 (Specialty Retail Center)  
Daily Trip Generation, 44.32 trips per 1,000 sq ft  
P.M. peak hour Generation, 2.71 trips per 1,000 sq ft  
Enter/Exit Split, 44% Enter/56% Exit  
Pass-by Trips, 34% of Total
- Fast-Food Restaurant, ITE code 934  
Daily Trip Generation, 496.12 trips per 1,000 sq ft  
P.M. peak hour Generation, 32.65 trips per 1,000 sq ft  
Enter/Exit Split, 52% Enter/48% Exit  
Pass-by Trips, 50% of Total
- See ITE Trip Generation sheets attached

Table 1 is a summary of the trip generation calculation.

**Table 1**  
**Trip Generation Study**

ITE Code	Land Use	Size	Daily Trips		P.M. Peak Hour Generation			
			Rate*	Trips	Rate*	Enter	Exit	Total
850	Supermarket	46,031 sf	102.24	4,706	9.48	222	214	436
826	Retail Shops/Stores	9,100 sf	44.32	403	2.71	11	14	25
934	Fast-food Restaurant	3,500 sf	496.12	1,736	32.65	59	55	114
Total Trips			--	6,845	--	292	283	575
Pass-by Trips Supermarket (36%)			--	1,694	--	80	77	157
Pass-by Trips Specialty Retail (34%)			--	137	--	4	5	9
Pass-by Trips Fast-Food (50%)			--	868	--	30	27	57
Total Net New Trips			--	4,146	--	178	174	352

The pass-by trip capture will be limited to 25% of the project's total trip generation and 10% of the background traffic on US 441, the adjacent roadway.

### **3. Trip Distribution**

A trip distribution pattern based on the latest CUBE version of the FSUTMS transportation demand model for Alachua County was determined. Prior to the use of the model, minor modifications were made to the model to add a traffic analysis zone (TAZ) representing the project and a Select Zone Analysis was performed to obtain the distribution pattern shown in **Figure 3**. This distribution will be used to distribute and assign the project trips to the study roadways and intersections.

### **4. Impact Area**

A preliminary impact area consisting of the US 441 corridor extending from NW 173rd Street on the west to 147<sup>th</sup> Drive on the east has been identified. This area will be expanded as appropriate to include all roadway segments where the project consumes 5% or more of the segment's capacity at the adopted LOS standard, and all roadway segments within one-half mile of the development's ingress/egress. The following roadway segments and intersections will be included in the analysis:

#### Roadways

##### US 441

- NW 188<sup>th</sup> St to NW 173<sup>rd</sup> Street (CR 235A)
- NW 173<sup>rd</sup> Street (CR 235A) to NW 167<sup>th</sup> Boulevard
- NW 167<sup>th</sup> Boulevard to I-75 Ramps
- I-75 Ramps to NW 147<sup>th</sup> Drive

##### I-75

- Segments North and South of US 441

##### CR 23A

- Segments North and South of US 441

#### Intersections

- US 441 and NW 173<sup>rd</sup> Street
- US 441 and NW 167<sup>th</sup> Boulevard
- US 441 and I-75 Ramps
- US 441 and NW 147<sup>th</sup> Drive
- Site Entrances

# Project Trip Distribution Alachua Publix



## **5. Traffic Impact Assessment**

To assess the impact of the project traffic on the area, the following steps will be followed in the analysis of the study roadways and intersections:

### Roadways

- Determine background traffic volumes on impacted roadways by combining existing trips with reserved trips. Where reserved trips are not available, a minimum of 2% annual growth will be used.
- Combine project trips with background traffic to obtain total traffic flows.
- Perform traffic analysis utilizing FDOT Level of Service Standards/Guidelines consistent with the City's comprehensive plan and the City's Land Development Regulations.

### Intersections

- Conduct intersection counts during the 4-6 P.M. peak period at the study intersections.
- Combine existing traffic counts with reserved trips to obtain background traffic volumes. Where reserved trips are not available, use a minimum annual growth rate of 2%.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing the latest HCM/HCS operation analysis procedures for the P.M. peak hour.

## **6. Traffic Report**

Prepare traffic report summarizing study procedures, analyses and recommendations.

If you have any questions or concerns, please contact us at (407) 628-9955

CC: Adam Doyle  
Adam Boukari, Assistant City Manager  
Craig Buchanan  
Thomas Murray



## **ITE Trip Generation Sheets**

# Supermarket (850)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

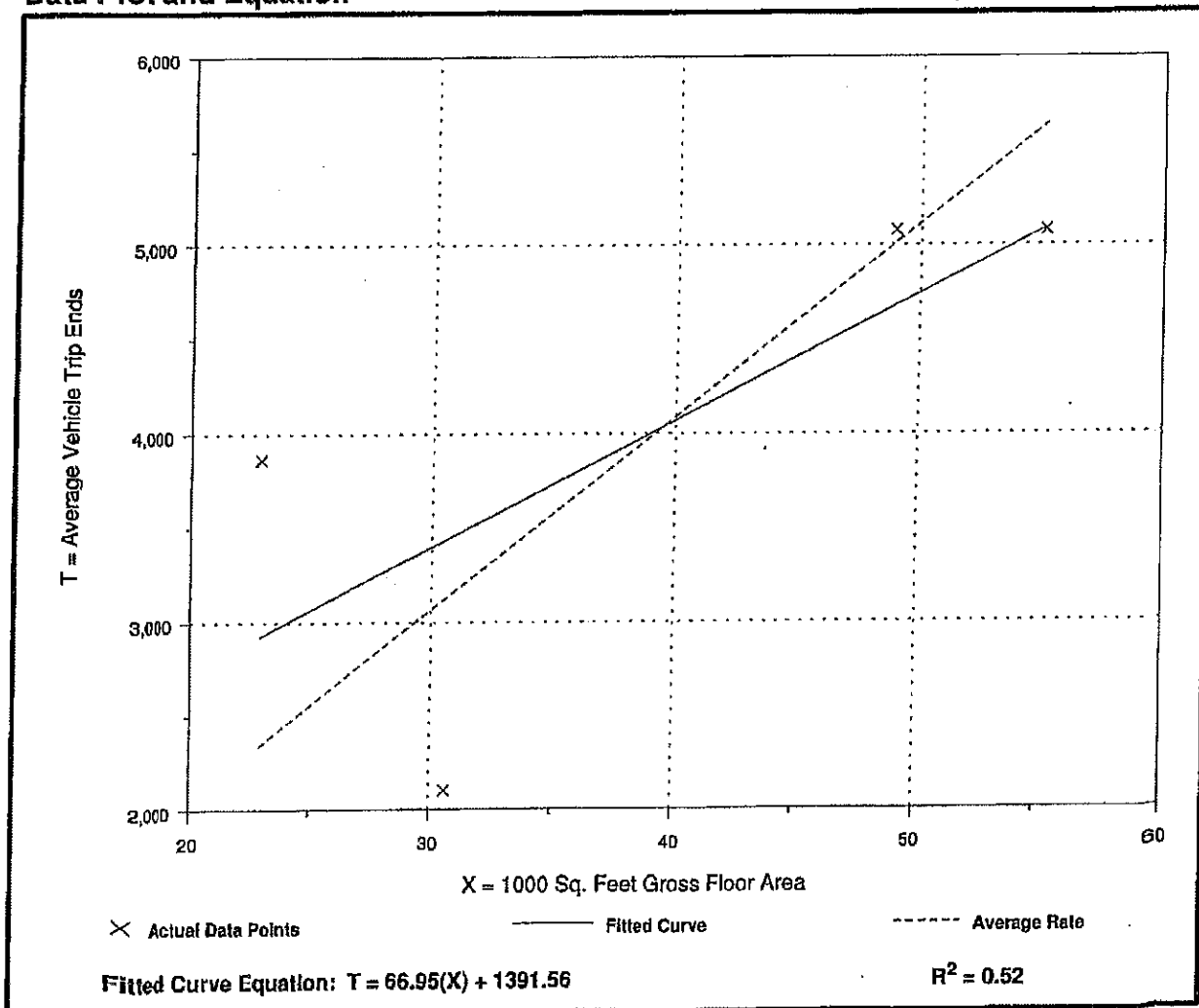
Number of Studies: 4  
Average 1000 Sq. Feet GFA: 39  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
102.24	68.65 - 168.88	31.73

## Data Plot and Equation

Caution - Use Carefully - Small Sample Size



# Supermarket (850)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 62  
Average 1000 Sq. Feet GFA: 56  
Directional Distribution: 51% entering, 49% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
9.48	3.53 - 20.29	4.81

## Data Plot and Equation

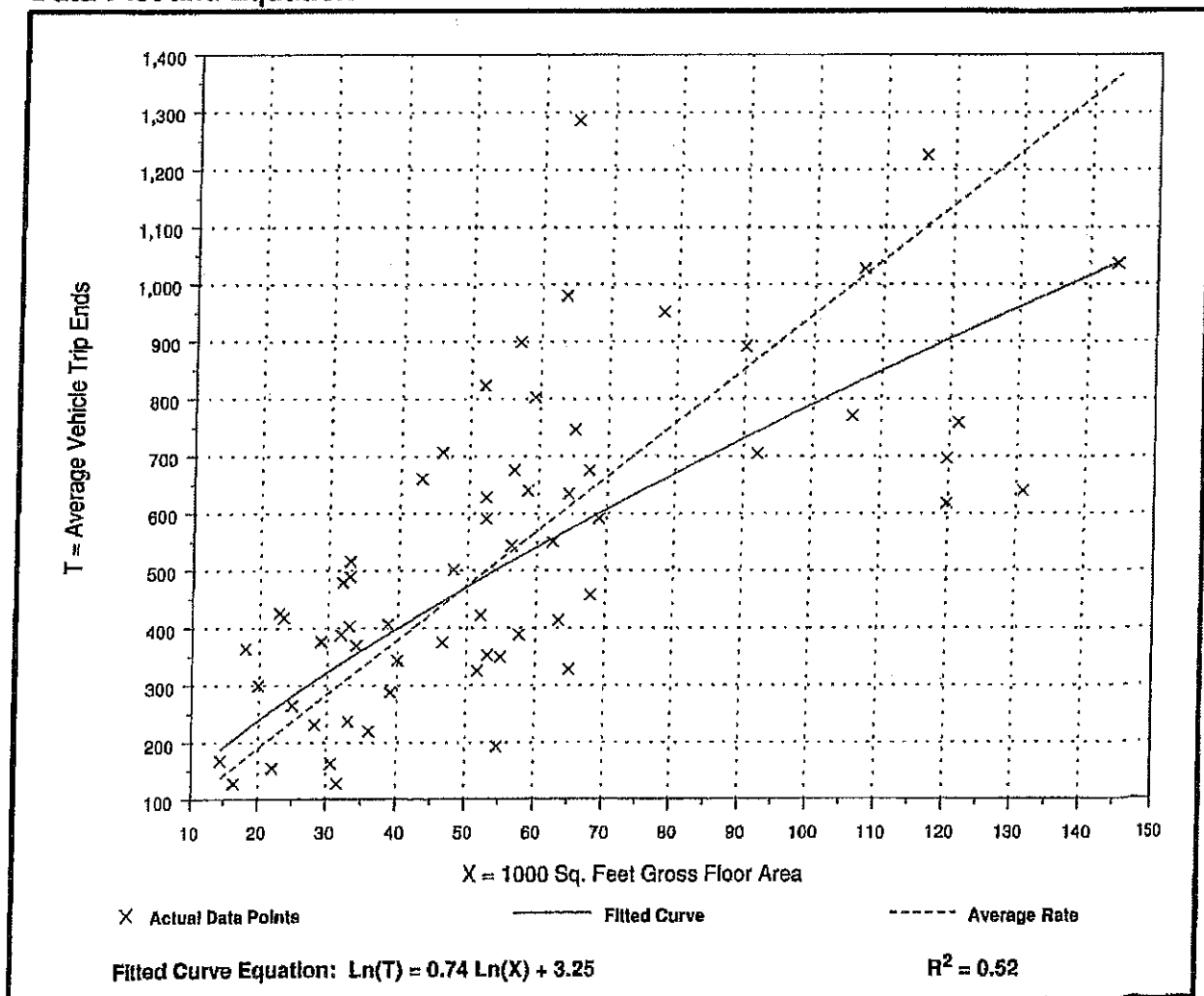


Table 5.10  
Pass-By Trips and Diversified Linked Trips  
Weekday, p.m. Peak Period

Land Use 850—Supermarket

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	AVERAGE DAILY TRAFFIC	SOURCE
30	Overland Park, KS	1987	40	4:30-5:30 p.m.	43	—	20	32	n/a	n/a
<25	Chicago suburbs, IL	1987	155	3:00-6:00 p.m.	—	44	—	56	n/a	Kenig, O'Hara, Humes, Flock
<25	Chicago suburbs, IL	1987	191	3:00-6:00 p.m.	—	43	—	57	n/a	Kenig, O'Hara, Humes, Flock
<25	Chicago suburbs, IL	1987	113	3:00-6:00 p.m.	—	44	—	56	n/a	Kenig, O'Hara, Humes, Flock
34	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	29	—	27	44	15,200	University of Nebraska—Lincoln
66	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	30	—	47	23	63,000	University of Nebraska—Lincoln
70	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	30	—	44	26	34,300	University of Nebraska—Lincoln
31	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	36	—	45	19	48,700	University of Nebraska—Lincoln
31	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	40	—	32	28	23,500	University of Nebraska—Lincoln
56	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	35	—	38	27	27,200	University of Nebraska—Lincoln
65	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	25	—	50	25	44,700	University of Nebraska—Lincoln
31	Orlando, FL	1993	440	2:00-6:00 p.m.	—	65	—	35	n/a	TPD Inc.
Average Pass-By Trip Percentage: 36										

# Specialty Retail Center (826)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area  
On a: Weekday

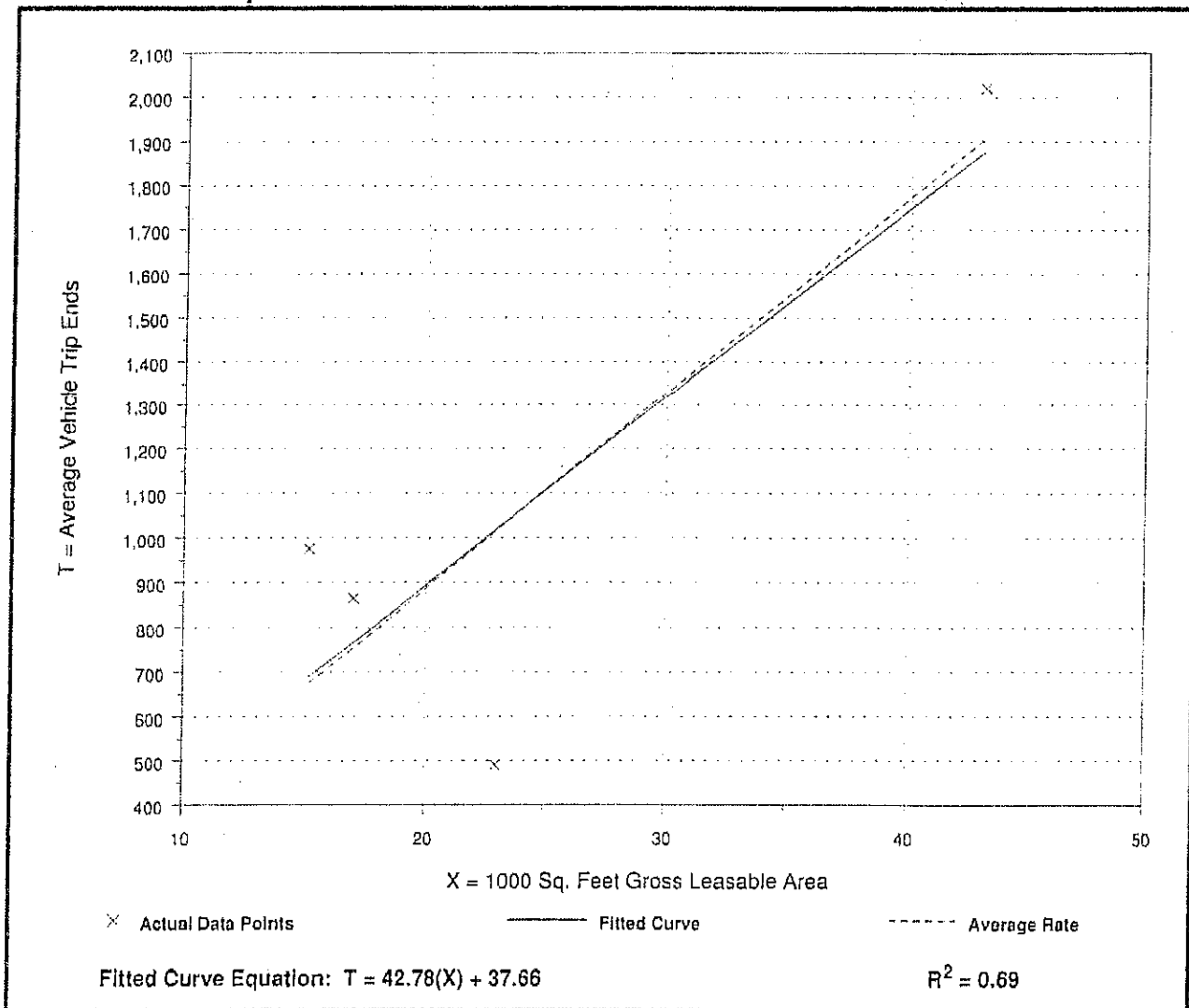
Number of Studies: 4  
Average 1000 Sq. Feet GLA: 25  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Specialty Retail Center (826)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

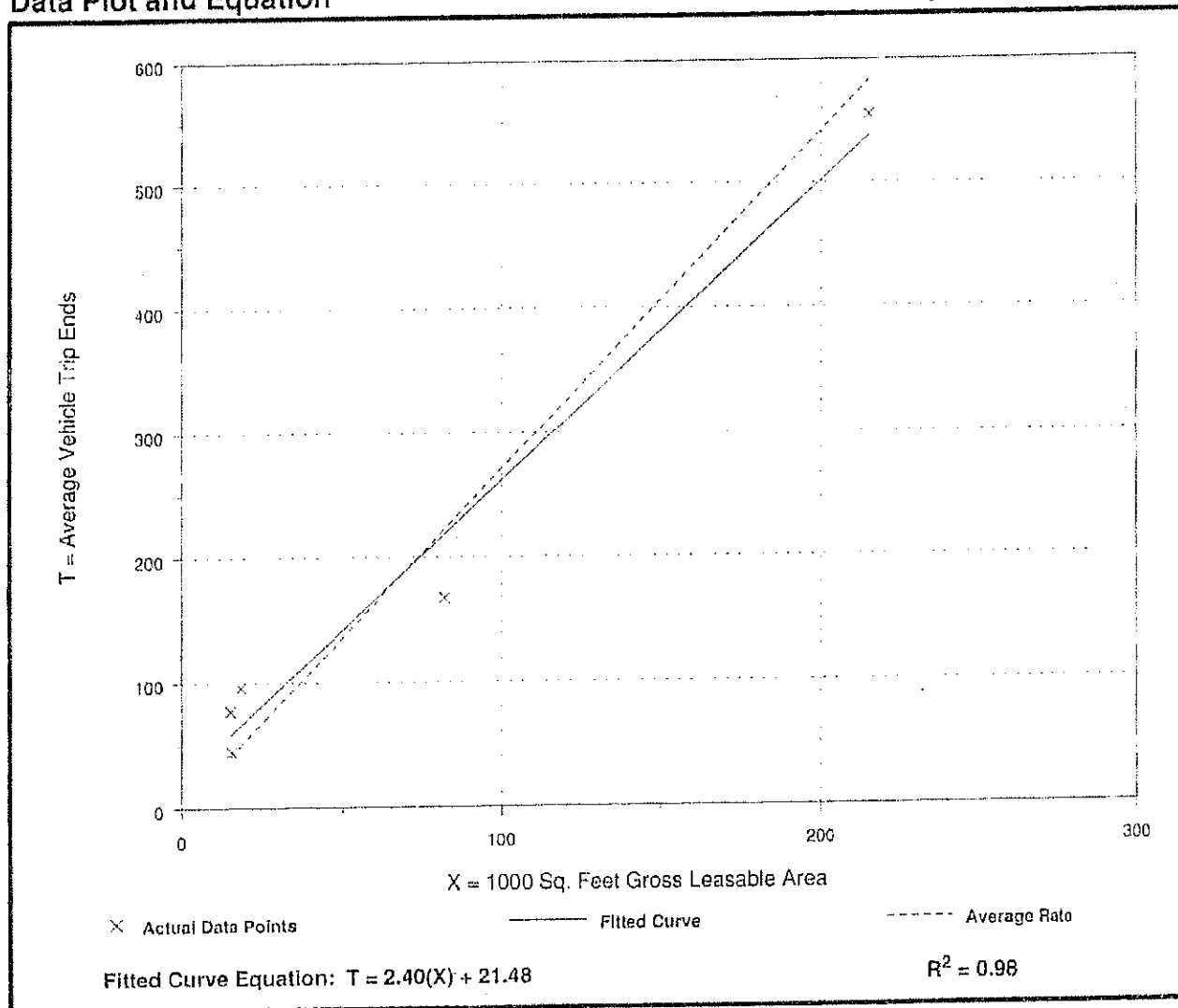
Number of Studies: 5  
Average 1000 Sq. Feet GLA: 69  
Directional Distribution: 44% entering, 56% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



**Table 5.6 (Cont'd)**  
**Pass-By Trips and Diverted Linked Trips**  
**Weekday, p.m. Peak Period**

**Land Use 820—Shopping Center**

SIZE (1,000 SQ. FT. OR A)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
237	W. Windsor Twp., NJ	Winter 1988/89	n/a	4:00-6:00 p.m.	—	52	—	48	n/a	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	n/a	4:00-6:00 p.m.	—	63	—	37	n/a	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	n/a	4:00-6:00 p.m.	—	67	—	33	n/a	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	n/a	4:00-6:00 p.m.	—	56	—	44	n/a	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	n/a	4:00-6:00 p.m.	—	81	—	19	n/a	33,000	Wilbur Smith
150	Portland, OR	n/a	519	4:00-6:00 p.m.	6	—	26	58	n/a	25,000	Kittleson and Associates
150	Portland, OR	n/a	655	4:00-6:00 p.m.	7	—	28	65	n/a	30,000	Kittleson and Associates
760	Calgary, Alberta	Oct-Dec 1987	15,436	4:00-6:00 p.m.	39	—	41	20	n/a	n/a	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00-6:00 p.m.	—	65	—	35	n/a	37,980	Raymond Keyes Assoc.
144	Manakapan, NJ	Jul. 1990	176	3:30-6:15 p.m.	44	—	24	32	n/a	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	n/a	4:45-6:45 p.m.	26	—	41	33	n/a	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

# Fast-Food Restaurant with Drive-Through Window (934)

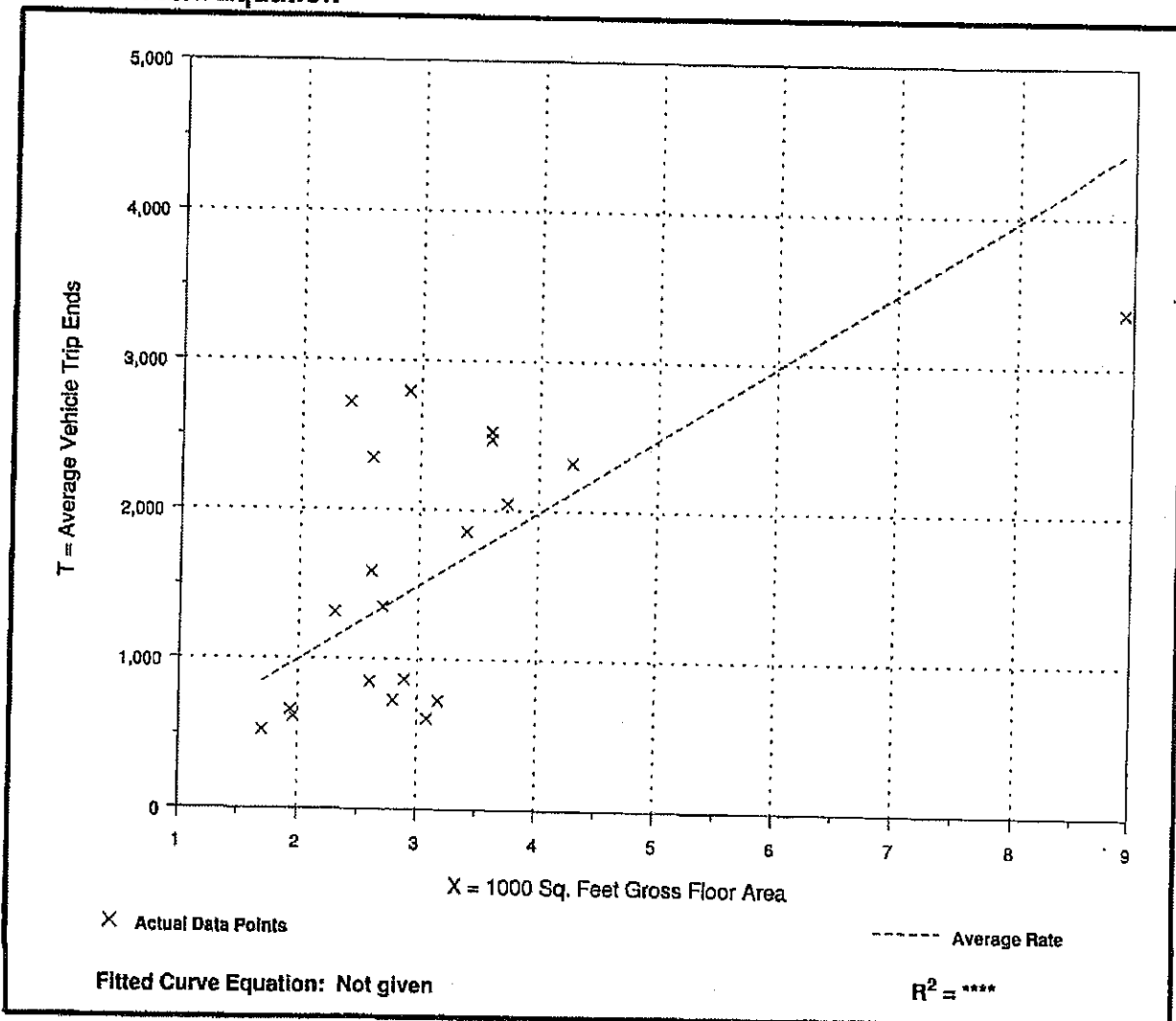
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

Number of Studies: 21  
Average 1000 Sq. Feet GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
496.12	195.98 - 1132.92	242.52

## Data Plot and Equation





# Fast-Food Restaurant with Drive-Through Window (934)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 132

Average 1000 Sq. Feet GFA: 3

Directional Distribution: 52% entering, 48% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
32.65	7.96 - 117.15	19.73

## Data Plot and Equation

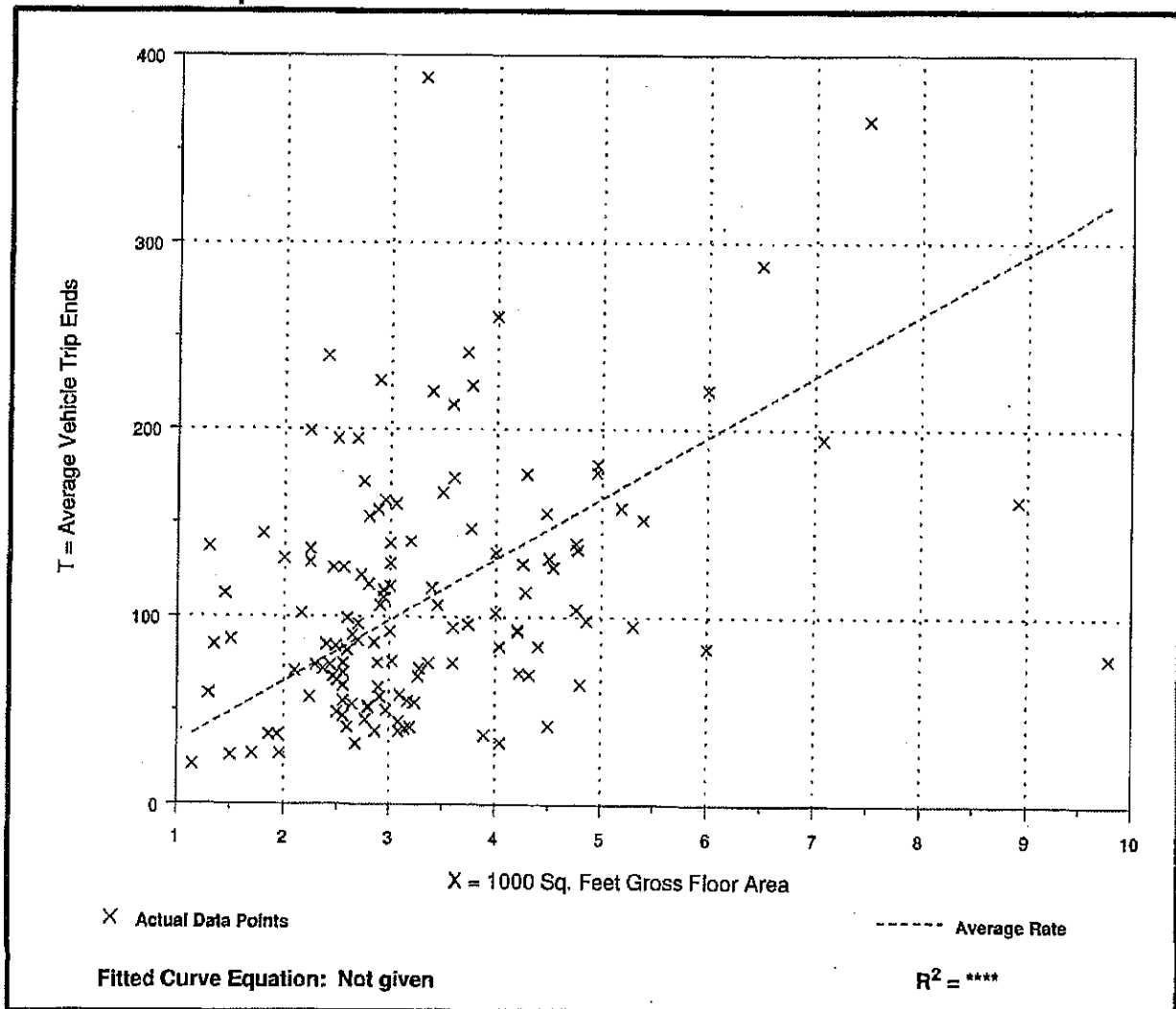


Table 5.24  
Pass-By Trips and Diverted Linked Trips  
Weekday, p.m. Peak Period

Land Use 934—Fast-Food Restaurant with Drive-Through Window

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
n/a	~2.6	Minn-St. Paul, MN	1987	50	3:00-7:00 p.m.	27	—	48	25	n/a	n/a
n/a	<5.0	Chicago suburbs, IL	1987	80	3:00-6:00 p.m.	—	62	—	38	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	100	3:00-6:00 p.m.	—	45	—	55	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	159	3:00-6:00 p.m.	—	44	—	56	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	225	3:00-6:00 p.m.	—	52	—	48	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	86	3:00-6:00 p.m.	—	65	—	35	n/a	Kenig, O'Hara, Humes, Flock
n/a	<5.0	Chicago suburbs, IL	1987	84	3:00-6:00 p.m.	—	56	—	44	n/a	Kenig, O'Hara, Humes, Flock
88	1.3	Louisville area, KY	1993	n/a	4:00-6:00 p.m.	22	—	10	68	2,055	Barton-Aschman Assoc.
120	1.9	Louisville area, KY	1993	33	4:00-6:00 p.m.	24	—	9	67	2,447	Barton-Aschman Assoc.
87	4.2	New Albany, IN	1993	n/a	4:00-6:00 p.m.	25	—	19	56	1,632	Barton-Aschman Assoc.
150	3.0	Louisville area, KY	1993	n/a	4:00-6:00 p.m.	31	—	36	31	4,250	Barton-Aschman Assoc.
n/a	3.1	Kissimmee, FL	1995	28	2:00-6:00 p.m.	—	29	n/a	71	n/a	TPD Inc.
n/a	3.1	Apopka, FL	1996	29	2:00-6:00 p.m.	—	62	n/a	38	n/a	TPD Inc.
n/a	2.8	Winter Springs, FL	1995	47	2:00-6:00 p.m.	—	34	—	66	n/a	TPD Inc.
n/a	4.3	Longwood, FL	1994	304	2:00-6:00 p.m.	—	38	—	62	n/a	TPD Inc.
n/a	3.2	Altamonte Springs, FL	1996	202	2:00-6:00 p.m.	39	—	21	40	n/a	TPD Inc.
n/a	2.9	Winter Park, FL	1996	271	2:00-6:00 p.m.	41	—	16	41	n/a	TPD Inc.
n/a	3.3*	several	1996	varies	4:00-6:00 p.m.	—	38	—	62	n/a	Oracle Engineering

\* Average of several combined studies.  
Average Pass-By Trip Percentage: 50

## **APPENDIX B**

### **Development Monitoring Report**

**From:** Kathy Winburn [mailto:kwinburn@cityofalachua.org]  
**Sent:** Thursday, February 06, 2014 10:55 AM  
**To:** Turgut Dervish  
**Cc:** aboukari@cityofalachua.org; 'Doyle, Adam'; 'Craig Buchanan'; 'Thomas J. Murray'; Traci Cain  
**Subject:** RE: Publix/Hipp Property

Mr. Dervish,

Attached are City Staff's comments based on an initial review of the proposed Traffic Study Methodology:

1. Section 4, Impact Area, should reference Section 2.4.14(H)(2) of the City's LDRs, which establishes the criteria to identify affected roadway segments. For developments generating more than 1,000 ADT, affected roadway segments are those on which the developments impacts are five percent or greater of the MSV of the roadway, AND all roadway segments located within one-half mile of the development's ingress/egress or to the nearest major intersection (whichever is greater.)
2. Based upon the preceding, affected roadway segments identified in Section 4, Impact Area, must include I-75 (both the north and south segments) and CR 235A (both the north and south segments.)
3. Revise the third bullet in Section 5, Traffic Impact Assessment as follows: "Perform traffic analysis utilizing FDOT Level of Service Standards/Guidelines consistent with the City's comprehensive plan **and the City's Land Development Regulations.**"
4. Provide ITE pass-by trip data as an exhibit attached to the methodology.

I have also attached the City's most current Development Monitoring Report for your use.

Should you have any questions please feel free to contact me.

Sincerely,  
Kathy

Kathy Winburn, AICP  
Planning & Community Development Director  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace/ P.O. Box 9  
Alachua, Florida 32616  
386.418.6100 x. 105  
[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)

**From:** Turgut Dervish [mailto:Turgut@tpdtraffic.com]  
**Sent:** Tuesday, February 04, 2014 3:33 PM  
**To:** [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)  
**Cc:** [aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org); Doyle, Adam; Craig Buchanan; Thomas J. Murray  
**Subject:** Publix/Hipp Property

Kathy:

Attached is our traffic study methodology for the proposed Publix Center development on US 441 in the City of Alachua. This methodology will be reviewed at our upcoming meeting with FDOT. Once the methodology is approved, we will proceed with the conduct of the study. If you have any questions or need additional information prior to the meeting, please do not hesitate to call us.

Sincerely,

Turgut

Turgut Dervish, P.E., President  
TRAFFIC PLANNING AND DESIGN, INC.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955  
407-628-8850 FAX  
[turgut@todtraffic.com](mailto:turgut@todtraffic.com)

Table 1. Final Development of

[illegible]

City Comp Plan Segments and other roads shown in parentheses (see Tables 6a and 6b for aggregate impacts by segment)

this table does not automatically unblock all other tables - sources for traffic must be identified manually in separate sheets as new PDA are created

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AAADT/Peak Hour	Comp Plan MSV**	Existing Traffic <sup>A</sup>	Reserved Trips	Available Capacity <sup>A</sup>	Percentage of Capacity Utilized
<b>Interstate</b>							
I-75 (6, 7)	From NCL of Alachua to US 441	AAADT	85,600	33,621	560	51,389	39.05%
		Peak Hour	7,710	3,302	48	4,400	42.15%
I-75 (7, 8)	From US 441 to SCL of Alachua	AAADT	85,600	52,174	560	32,646	61.89%
		Peak Hour	7,710	4,388	48	2,674	65.32%
<b>State Roads</b>							
U.S. Hwy 441 (16, 34)	From NW 128th to SR 235	AAADT	35,500	16,736	1,126	17,838	50.31%
		Peak Hour	3,200	1,782	94	1,344	58.00%
U.S. Hwy 441 (13 & 14 & 15, 5)	From SR 235 to NCL of Alachua	AAADT	35,500	18,653	3,712	12,835	63.85%
		Peak Hour	3,200	1,965	316	989	72.27%
U.S. Hwy 441 (16, 6)	From CR 25A to NW 128th Ave	AAADT	35,500	16,736	892	17,869	48.69%
		Peak Hour	3,200	1,782	82	1,369	57.53%
U.S. Hwy 441 (17, 7)	From MPO Boundary to CR 25A	AAADT	35,500	15,461	1,376	18,663	47.71%
		Peak Hour	3,200	1,539	131	1,431	55.28%
SR 235 (136, 6)	From CR 2054 to US 441	AAADT	16,200	8,566	192	7,463	54.08%
		Peak Hour	3,200	802	17	2,281	28.72%
SR 235 (137 & 138, 9)	From US 441 to NCL of Alachua	AAADT	16,200	5,557	133	10,110	37.59%
		Peak Hour	3,200	527	11	2,592	19.94%
<b>County Facilities</b>							
CR 2054 West	West of SR 235	AAADT	14,530	3,497	38	10,845	25.62%
		Peak Hour	1,314	471	4	859	31.59%
CR 2054 East	East of SR 235	AAADT	14,530	1,747	352	12,507	14.39%
		Peak Hour	1,314	194	52	1,068	18.72%
CR 235A South	South of US 441	AAADT	14,530	4,118	119	10,343	29.06%
		Peak Hour	1,314	458	10	846	35.52%
CR 235A North	North of US 441	AAADT	14,530	1,788	0	11,861	13.06%
		Peak Hour	1,314	181	0	1,171	12.09%
CR 235	SCL to CR 241	AAADT	14,530	3,387	0	10,953	24.50%
		Peak Hour	1,314	398	0	915	30.37%

\* Florida State Highway System Level of Service Report 2012, Florida Department of Transportation, District Two (published October 2013).  
 \*\* Florida Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations).  
 A County Facility AAADT route provided by Alachua County Public Works, April 2013 (count estimate of existing traffic in 2010). Existing Peak Hour has been calculated using a Standard K value of 0.111  
 AAADT: 2013 GLCS Handbook, Table 2. Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas  
 Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas  
 Reserved Trips are automatically updated with data input from Table 7.

Table 1. Traffic Impacts Segment by Segment

Segment	Segment 1 South of US 441 Roadway/Access Point	Segment 2 North of US 441 Roadway/Access Point	Segment 3/4 US 441 From NW 12th Ave. to SR 235	Segment 5 US 441 From SR 235 to NCL of Alachua	Segment 6 US 441 From CR 25A to NW 12th Ave.	Segment 7 US 441 From HPO Boundary to CR 25A
	AAOI	AAOI	AAOI	AAOI	AAOI	AAOI
	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour
Total Development Impact	48	48	172	312	82	131
Alachua Partners Site Plan	0	0	0	0	0	0
First Baptist Church of Alachua, Inc. SP	0	0	0	0	0	0
McDonald's SP	0	0	0	0	0	0
Gulf Coast Supply SP	0	0	0	0	0	0
Sony's SP	0	0	0	0	0	0
Old Town Church of God in Christ SP	0	0	0	0	0	0
LGO Corp SP	0	0	12	11	0	0
South of US 441 Roadway/Access Point	0	0	0	0	0	0
South of US 441 Roadway/Access Point	0	0	0	115	0	0
Registration Technologies, Inc. SP	0	0	0	0	0	0
Zachry's SP	0	0	287	0	0	0
CR 237/US 441 Comm. Retail SP	580	580	0	1757	0	0
Baywood Phase 1C Final Plan	0	0	0	0	521	51
Nanotherapeutics SP	0	0	0	0	0	0
Recreway SP	0	0	223	142	371	223
	0	0	19	122	31	19

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed.



[illegible]

I-75  
Hourly Counts

COUNTY: 26  
 STATION: 0453  
 DESCRIPTION: I-75 2.7 MILE NW OF SR 25  
 START DATE: 04/24/2012  
 START TIME: 1100

TIME	DIRECTION: N					DIRECTION: S					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	79	89	91	71	330	89	74	80	63	306	636	
0100	69	58	47	57	231	76	65	60	52	253	484	
0200	43	48	60	53	204	71	70	72	67	280	484	
0300	55	43	47	37	182	43	69	70	77	259	441	
0400	45	52	48	68	213	75	76	63	61	275	488	
0500	80	74	74	99	327	83	97	87	122	389	716	
0600	100	136	150	164	550	122	167	171	170	630	1180	
0700	194	209	253	229	885	228	223	303	234	988	1873	
0800	292	284	320	307	1203	239	212	243	215	909	2112	
0900	322	317	317	363	1319	216	222	205	239	882	2201	
1000	391	367	379	403	1540	280	225	272	265	1042	2582	
1100	401	362	400	347	1510	194	254	232	223	903	2413	
1200	358	346	361	317	1382	253	265	214	237	969	2351	
1300	363	319	364	366	1412	215	260	245	262	982	2394	
1400	336	341	363	336	1376	281	255	285	288	1109	2485	
1500	344	334	357	320	1355	278	274	287	262	1101	2456	
1600	356	356	331	337	1380	316	267	307	297	1187	2567	
1700	330	325	327	298	1280	320	293	283	315	1211	2491	
1800	308	234	254	247	1043	253	243	249	234	979	2022	
1900	203	169	177	186	735	218	195	205	178	796	1531	
2000	183	184	148	163	678	187	192	149	170	698	1376	
2100	168	142	140	130	580	136	131	143	133	543	1123	
2200	129	130	117	104	480	126	131	120	87	464	944	
2300	124	91	69	91	375	86	97	87	85	355	730	
24-HOUR TOTALS:					20570						17510	38080

		PEAK VOLUME INFORMATION					
		DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME		HOUR	VOLUME	HOUR	VOLUME
A.M.	830	1266		715	999	830	2162
P.M.	1300	1412		1630	1217	1600	2567
DAILY	1045	1566		1630	1217	1000	2582

COUNTY: 26  
 STATION: 0453  
 DESCRIPTION: I-75 2.7 MILE NW OF SR 25  
 START DATE: 04/25/2012  
 START TIME: 1100

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	83	96	100	81	360	94	92	93	87	366	726	
0100	74	71	68	72	285	90	79	62	93	324	609	
0200	64	60	53	57	234	79	63	73	71	286	520	
0300	40	34	51	52	177	84	77	68	78	307	484	
0400	52	52	61	66	231	76	73	91	83	323	554	
0500	50	55	76	132	313	87	102	104	99	392	705	
0600	124	113	157	156	550	132	175	184	210	701	1251	
0700	210	280	280	280	1050	233	255	275	259	1022	2072	
0800	308	312	337	383	1340	262	215	243	196	916	2256	
0900	353	408	392	409	1562	247	251	255	311	1064	2626	
1000	450	399	510	494	1853	279	280	286	324	1169	3022	
1100	371	395	413	425	1604	258	253	219	275	1005	2609	
1200	400	427	418	400	1645	238	255	231	286	1010	2655	
1300	412	368	357	409	1546	292	275	286	301	1154	2700	
1400	309	412	368	398	1487	314	291	346	283	1234	2721	
1500	360	369	374	369	1472	289	323	308	354	1274	2746	
1600	373	308	376	366	1423	339	296	306	333	1274	2697	
1700	316	378	374	329	1397	343	345	319	306	1313	2710	
1800	291	259	226	224	1000	291	282	265	236	1074	2074	
1900	248	164	164	174	750	250	231	221	189	891	1641	
2000	196	170	208	174	748	189	192	195	165	741	1489	
2100	212	174	150	139	675	175	165	154	140	634	1309	
2200	126	135	121	114	496	135	138	116	103	492	988	
2300	99	103	130	99	431	88	98	92	88	366	797	
24-HOUR TOTALS:					22629						19332	41961

			PEAK VOLUME INFORMATION					
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS			
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME		
A.M.	845	1536	715	1051	845	2485		
P.M.	1215	1657	1645	1340	1515	2809		
DAILY	1000	1853	1645	1340	1000	3022		

COUNTY: 26  
 STATION: 0454  
 DESCRIPTION: SR 93, 0.3 MILE SOUTH OF SR 20  
 START DATE: 04/24/2012  
 START TIME: 1100

TIME	DIRECTION: N					DIRECTION: S					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	76	105	90	80	351	86	90	78	85	339	690	
0100	63	63	59	58	243	64	68	65	54	251	494	
0200	44	47	67	41	199	73	74	70	84	301	500	
0300	52	47	32	52	183	63	70	70	89	292	475	
0400	47	54	59	82	242	79	86	77	67	309	551	
0500	88	95	104	111	398	81	103	104	158	446	844	
0600	125	132	169	232	658	161	226	284	259	930	1588	
0700	246	271	280	317	1114	363	438	485	438	1724	2838	
0800	326	335	342	382	1385	364	348	359	311	1382	2767	
0900	374	340	335	415	1464	304	288	294	293	1179	2643	
1000	412	419	451	473	1755	324	299	314	319	1256	3011	
1100	454	425	431	370	1680	247	268	290	280	1085	2765	
1200	421	402	406	407	1636	304	318	271	275	1168	2804	
1300	387	430	410	398	1625	250	294	290	326	1160	2785	
1400	420	414	400	427	1661	313	325	355	337	1330	2991	
1500	399	424	415	451	1689	352	313	339	299	1303	2992	
1600	427	449	431	475	1782	357	338	348	295	1338	3120	
1700	480	516	419	397	1812	377	327	339	341	1384	3196	
1800	382	352	339	337	1410	335	320	268	263	1186	2596	
1900	233	227	262	240	962	245	221	242	190	898	1860	
2000	232	240	216	196	884	198	217	175	184	774	1658	
2100	193	180	181	154	708	165	167	140	154	626	1334	
2200	150	169	120	138	577	145	142	146	107	540	1117	
2300	110	100	94	103	407	88	101	100	79	368	775	
24-HOUR TOTALS:					24825						21569	46394

			PEAK VOLUME INFORMATION					
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS			
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME		
A.M.	830	1438	715	1725	715	2919		
P.M.	1630	1902	1700	1384	1630	3249		
DAILY	1630	1902	715	1725	1630	3249		

COUNTY: 26  
 STATION: 0454  
 DESCRIPTION: SR 93, 0.3 MILE SOUTH OF SR 20  
 START DATE: 04/25/2012  
 START TIME: 1100

TIME	DIRECTION: N					DIRECTION: S					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	107	98	103	96	404	91	97	83	96	367	771	
0100	76	66	80	73	295	88	80	67	81	316	611	
0200	56	57	52	43	208	98	69	75	77	319	527	
0300	50	44	50	58	202	81	93	65	93	332	534	
0400	55	44	83	63	245	83	86	96	98	363	608	
0500	73	93	132	154	452	96	97	114	142	449	901	
0600	129	128	177	215	649	137	225	301	323	986	1635	
0700	279	329	313	344	1265	350	408	469	458	1685	2950	
0800	356	344	425	414	1539	400	316	343	298	1357	2896	
0900	403	430	445	457	1735	304	318	336	348	1306	3041	
1000	484	450	561	534	2029	348	343	322	389	1402	3431	
1100	368	478	481	464	1791	288	318	297	296	1199	2990	
1200	464	499	491	462	1916	295	301	273	297	1166	3082	
1300	447	409	451	421	1728	329	326	334	330	1319	3047	
1400	433	424	424	443	1724	403	332	375	372	1482	3206	
1500	465	452	466	492	1875	352	374	395	390	1511	3386	
1600	451	419	503	496	1869	373	336	349	363	1421	3290	
1700	540	553	464	447	2004	384	385	390	327	1486	3490	
1800	359	356	307	324	1346	331	329	282	310	1252	2598	
1900	284	223	207	245	959	266	269	255	217	1007	1966	
2000	244	241	241	270	996	229	206	197	186	818	1814	
2100	226	219	176	166	787	198	177	183	161	719	1506	
2200	164	142	132	135	573	147	154	154	117	572	1145	
2300	95	132	139	103	469	92	111	91	104	398	867	
24-HOUR TOTALS:					27060						23232	50292

		PEAK VOLUME INFORMATION					
		DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME		HOUR	VOLUME	HOUR	VOLUME
A.M.	845	1692		715	1735	715	3077
P.M.	1630	2092		1515	1532	1645	3575
DAILY	1630	2092		715	1735	1645	3575

## **APPENDIX C**

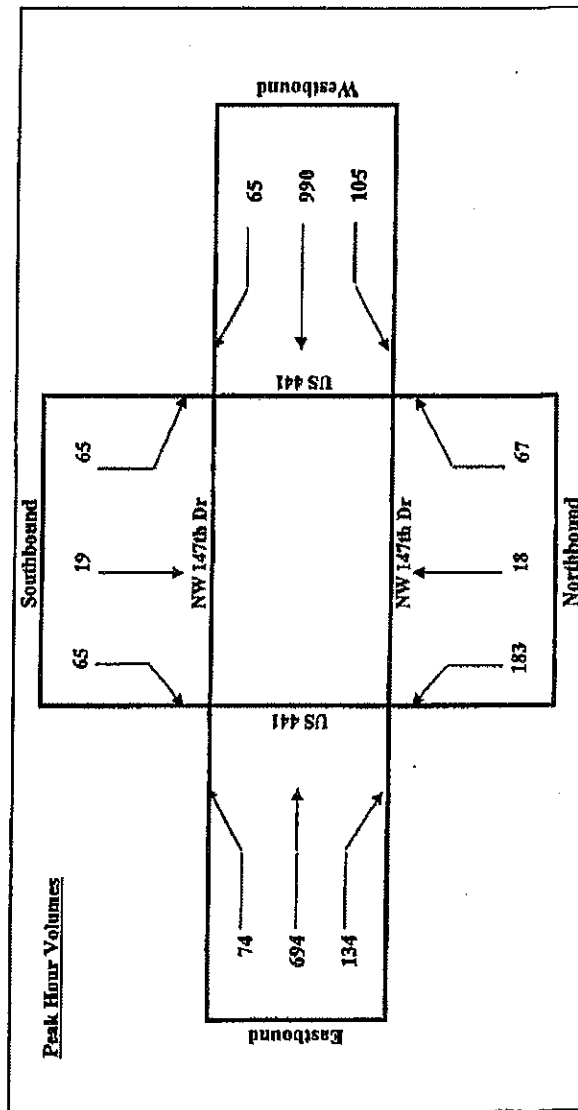
### **Intersection Counts/Signal Timing**

# TURNING MOVEMENT COUNT ANALYSIS

## AUTOS & TRUCKS

Intersection (N/S): NW 147th Dr  
 Intersection (E/W): US 441  
 Date: 2/20/2014

NW 147th Dr					NW 147th Dr					US 441				
		NB			SB			EB			WB			TOTAL
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	50	8	14	22	2	27	21	145	32	9	159	23	512
4:15 PM	4:30 PM	36	5	13	13	8	25	19	177	27	15	178	42	558
4:30 PM	4:45 PM	45	8	13	19	4	23	29	117	35	19	186	26	524
4:45 PM	5:00 PM	38	7	20	18	5	22	16	165	41	18	195	24	569
5:00 PM	5:15 PM	50	6	15	19	4	11	13	172	29	26	215	9	569
5:15 PM	5:30 PM	46	1	13	17	3	13	25	185	36	23	304	13	679
5:30 PM	5:45 PM	49	4	19	11	7	19	20	172	28	38	276	19	662
5:45 PM	6:00 PM	37	3	17	9	3	16	19	162	25	34	228	10	563
Total for: 4:00 PM		169	28	60	72	19	97	85	604	135	61	718	115	2163
Total for: 5:00 PM		182	14	64	56	17	59	77	691	118	121	1023	51	2473
Total Peak Hour: 4:45 PM		183	18	67	65	19	65	74	694	134	105	990	65	2479
Overall PHF: 0.913														



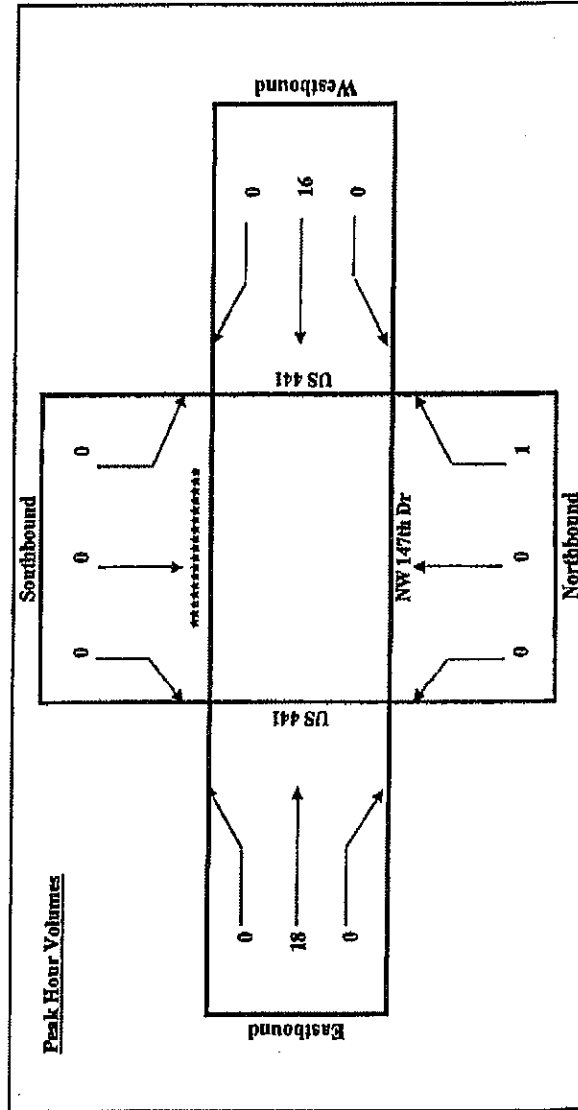


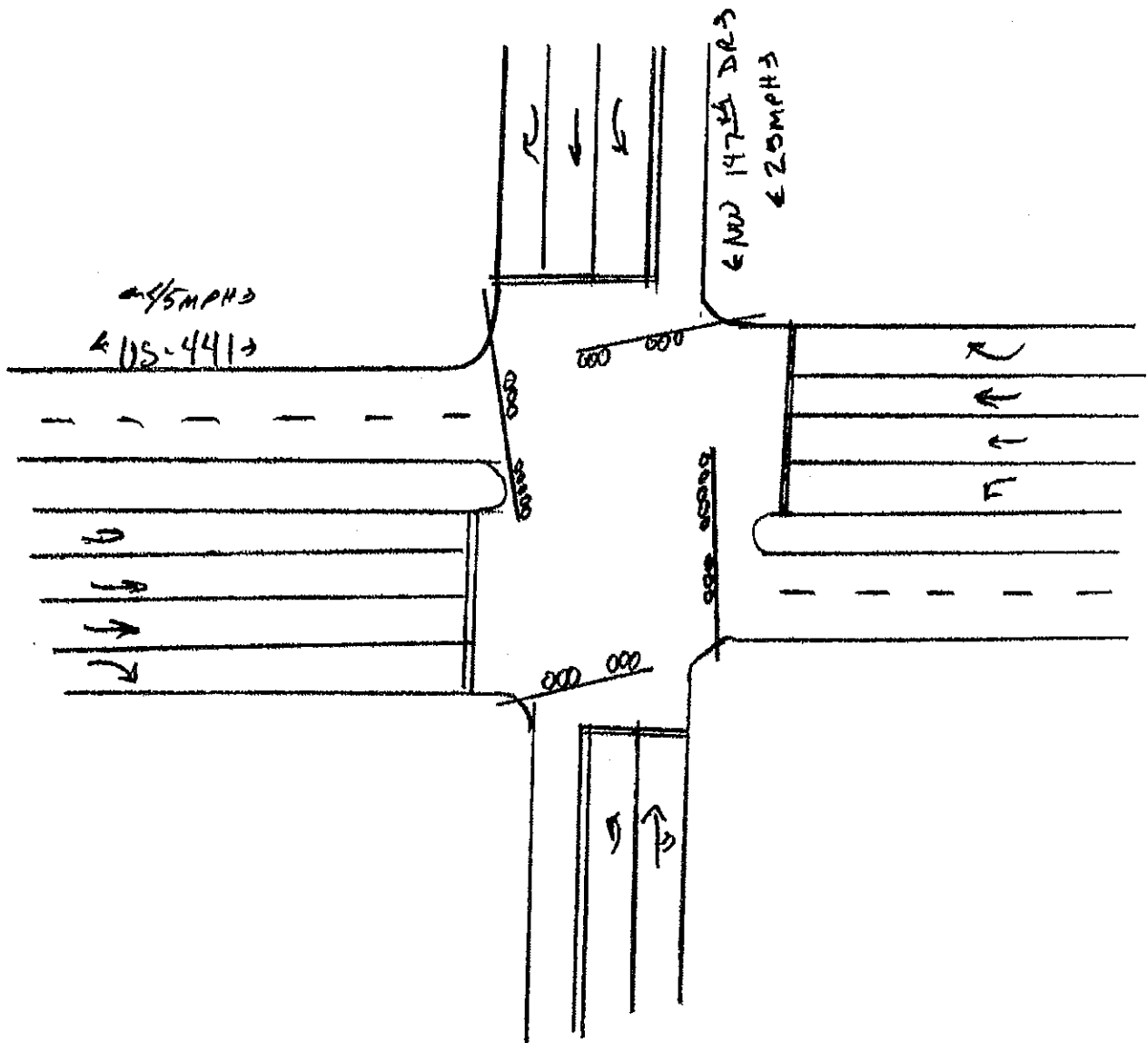
# TURNING MOVEMENT COUNT ANALYSIS

## TRUCKS

Intersection (N/S): NW 147th Dr  
 Intersection (E/W): US 441  
 Date: 2/20/2014

NW 147th Dr										US 441						US 441					
Start      End		NB		SB				EB				WB				TOTAL					
		L	R	L	T	R	L	T	R	L	T	R									
4:00 PM	4:15 PM	0	0	0	0	0	0	0	2	1	0	7	0	10							
4:15 PM	4:30 PM	0	0	0	0	0	0	0	4	1	1	4	0	9							
4:30 PM	4:45 PM	1	1	0	0	0	0	0	4	1	0	9	0	16							
4:45 PM	5:00 PM	0	0	0	0	0	0	0	5	0	0	4	0	9							
5:00 PM	5:15 PM	0	0	0	0	0	0	0	4	0	0	3	0	7							
5:15 PM	5:30 PM	0	0	0	0	0	0	0	5	0	0	6	0	11							
5:30 PM	5:45 PM	0	1	0	0	0	0	0	4	0	0	3	0	8							
5:45 PM	6:00 PM	0	0	0	0	0	0	0	2	0	0	5	0	7							
Total for: 4:00 PM - 5:00 PM		1	0	0	0	0	0	0	15	2	1	24	0	44							
Total for: 5:00 PM - 6:00 PM		0	0	0	0	0	0	0	15	0	0	17	0	33							
Total Peak Hour: 4:45 PM - 5:45 PM		0	0	0	0	0	0	0	18	0	0	16	0	35							
Overall PHE: 0.68%																					



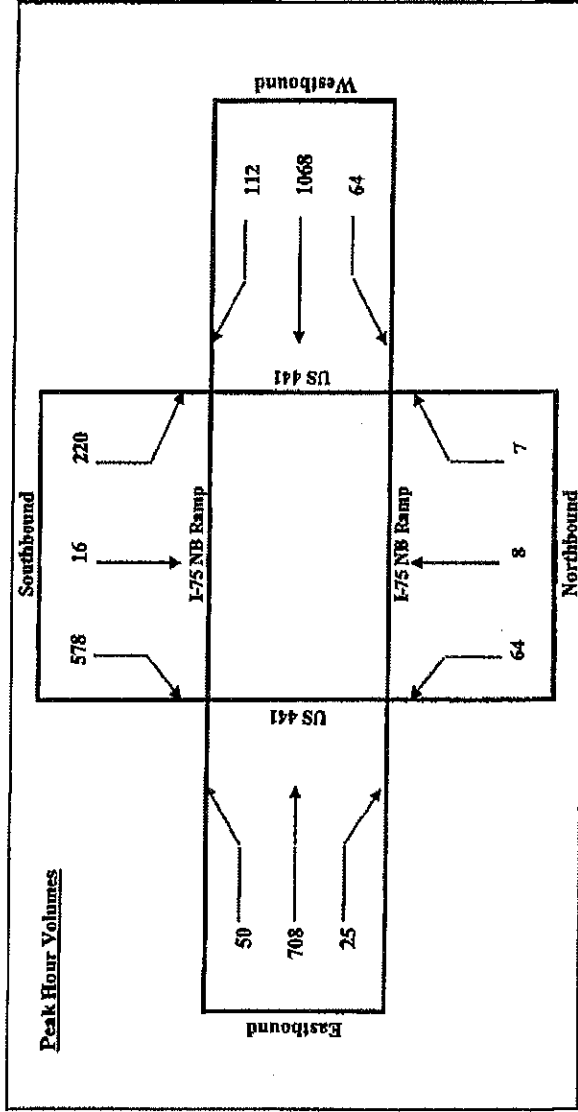


# TURNING MOVEMENT COUNT ANALYSIS

## AUTOS & TRUCKS

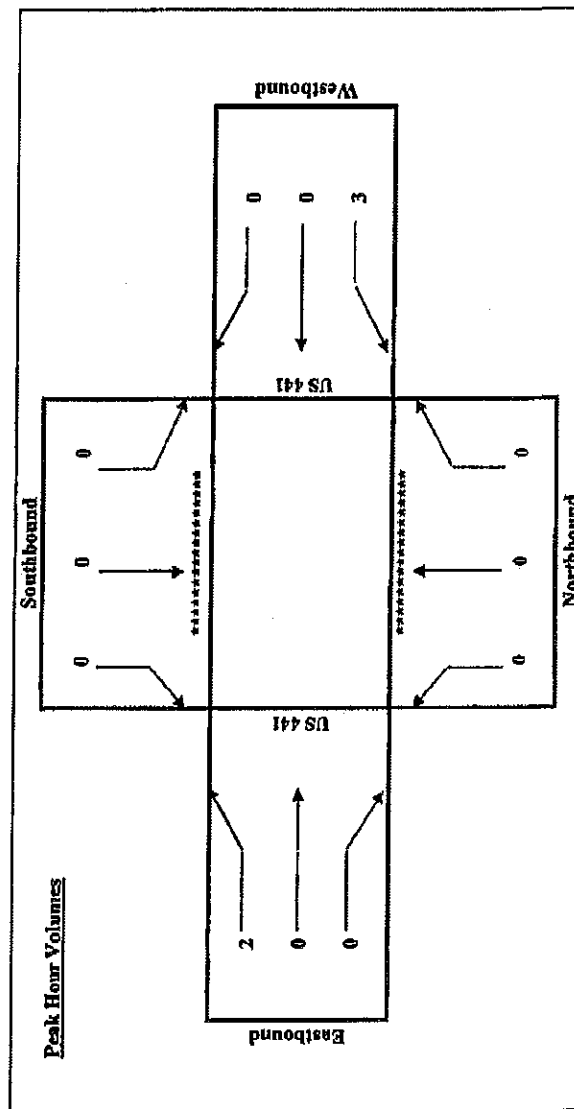
Intersection (NS): I-75 NB Ramp  
 Intersection (EW): US 441  
 Date: 2/19/2014

I-75 NB Ramp					US 441					US 441				
Start	End	NB			SB			EB			WB			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	7	3	3	46	2	97	10	137	9	11	178	16	519
4:15 PM	4:30 PM	16	4	2	50	8	110	8	138	3	12	222	28	601
4:30 PM	4:45 PM	10	4	7	59	5	106	15	158	4	14	210	23	615
4:45 PM	5:00 PM	13	1	1	56	3	135	8	140	5	17	178	9	566
5:00 PM	5:15 PM	10	1	0	64	2	154	16	168	2	11	271	26	725
5:15 PM	5:30 PM	18	3	4	69	4	138	14	176	7	18	268	30	749
5:30 PM	5:45 PM	22	2	1	47	6	146	8	182	3	18	283	31	749
5:45 PM	6:00 PM	14	2	2	40	4	140	12	182	13	17	246	25	697
Total for: 4:00 PM		46	12	13	211	18	448	41	573	21	54	782	76	2301
Total for: 5:00 PM		64	8	7	220	16	578	50	708	25	64	1068	112	2970
Total Peak Hour: 5:00 PM		64	8	7	220	16	578	50	708	25	64	1068	112	2970
Overall PHF: 0.975														



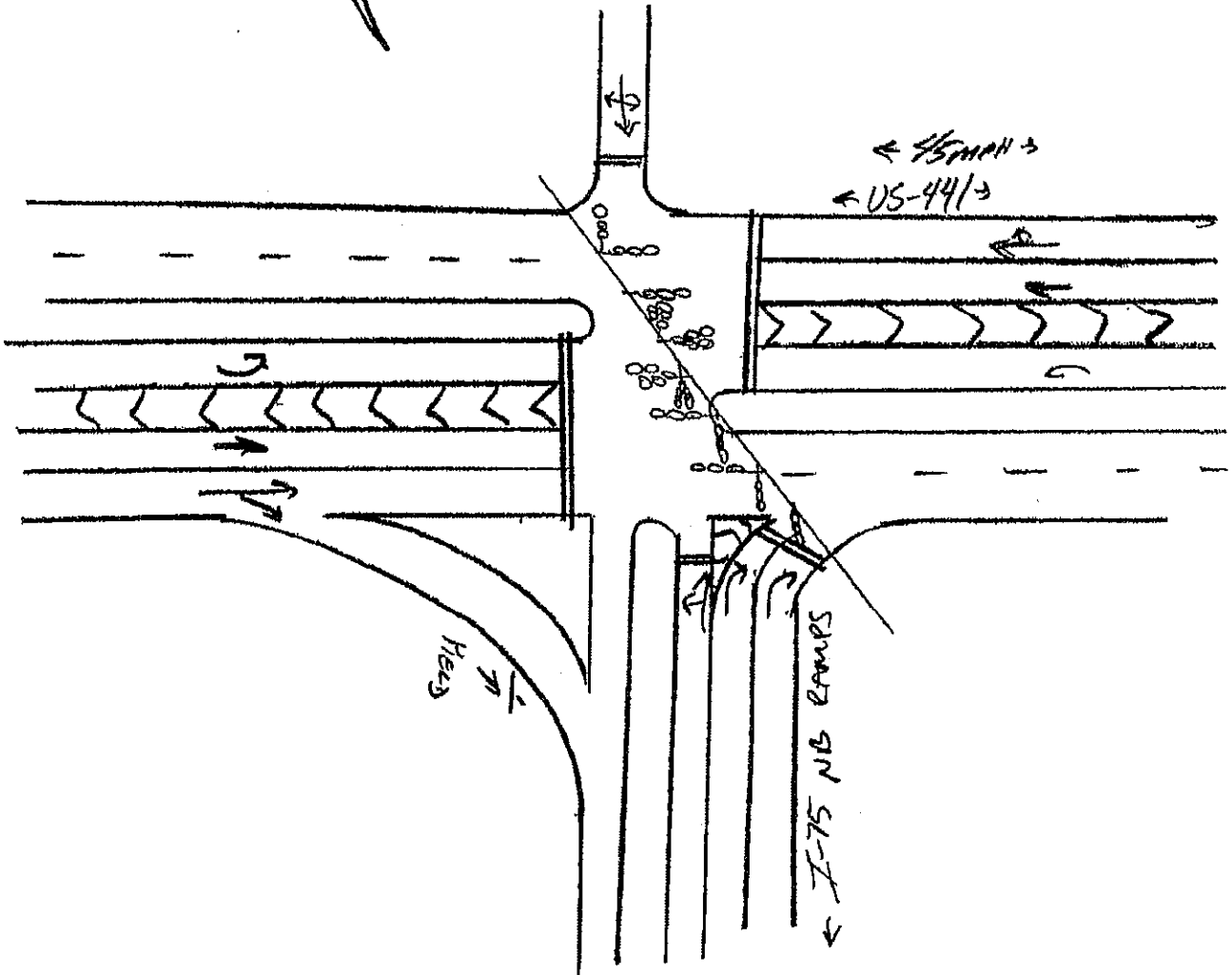
## Final-Order

Date: 2/20/2014

Overall PBF: 0.667



Mc DONALDS

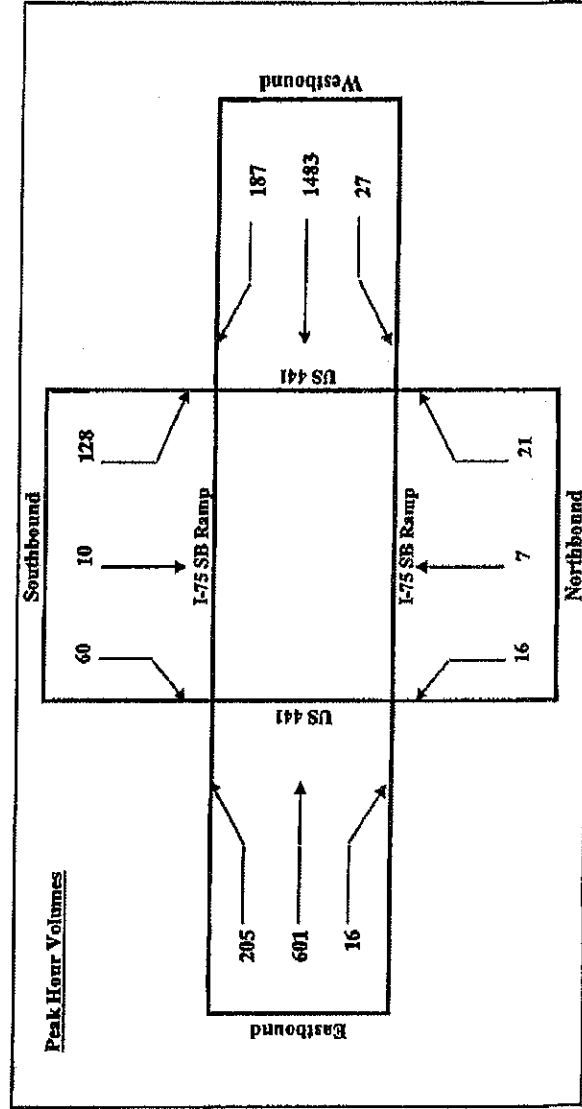


# TURNING MOVEMENT COUNT ANALYSIS

## AUTOS & TRUCKS

Intersection (N/S): I-75 SB Ramp  
 Intersection (E/W): US 441  
 Date: 2/19/2014

I-75 SB Ramp										US 441									
NB					SB					EB					WB				
Start	End	L	T	R	L	T	R	L	T	L	T	R	L	T	L	T	R	TOTAL	
4:00 PM	4:15 PM	3	1	6	23	1	15	46	138	7	251	31	7	3	3	315	30	528	
4:15 PM	4:30 PM	5	0	8	26	2	9	41	129	4	296	33	4	4	4	296	33	575	
4:30 PM	4:45 PM	2	3	7	27	2	4	56	129	5	276	47	12	5	5	386	49	572	
4:45 PM	5:00 PM	4	3	5	27	1	10	46	139	2	386	49	5	6	5	357	45	685	
5:00 PM	5:15 PM	2	2	4	31	4	9	35	142	1	411	42	5	5	5	411	42	733	
5:15 PM	5:30 PM	6	2	5	24	3	16	66	150	6	411	42	5	5	5	411	42	733	
5:30 PM	5:45 PM	4	2	3	38	0	16	46	150	6	411	42	5	5	5	411	42	733	
5:45 PM	6:00 PM	4	1	9	35	3	19	58	149	4	329	51	11	11	11	329	51	673	
Total for: 4:00 PM		14	7	26	103	6	38	189	535	20	1138	141	26	26	26	1138	141	2243	
Total for: 5:00 PM		16	7	21	128	10	60	205	601	16	1483	187	27	27	27	1483	187	2761	
Total Peak Hour: 5:00 PM		16	7	21	128	10	60	205	601	16	1483	187	27	27	27	1483	187	2761	
Overall PHE: 0.942																			

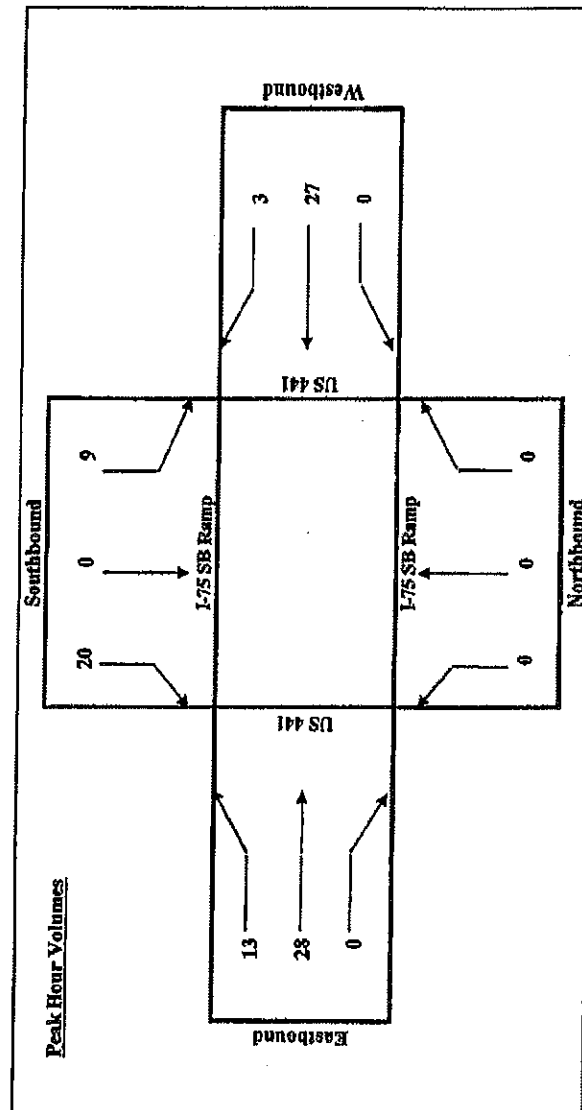


# TURNING MOVEMENT COUNT ANALYSIS

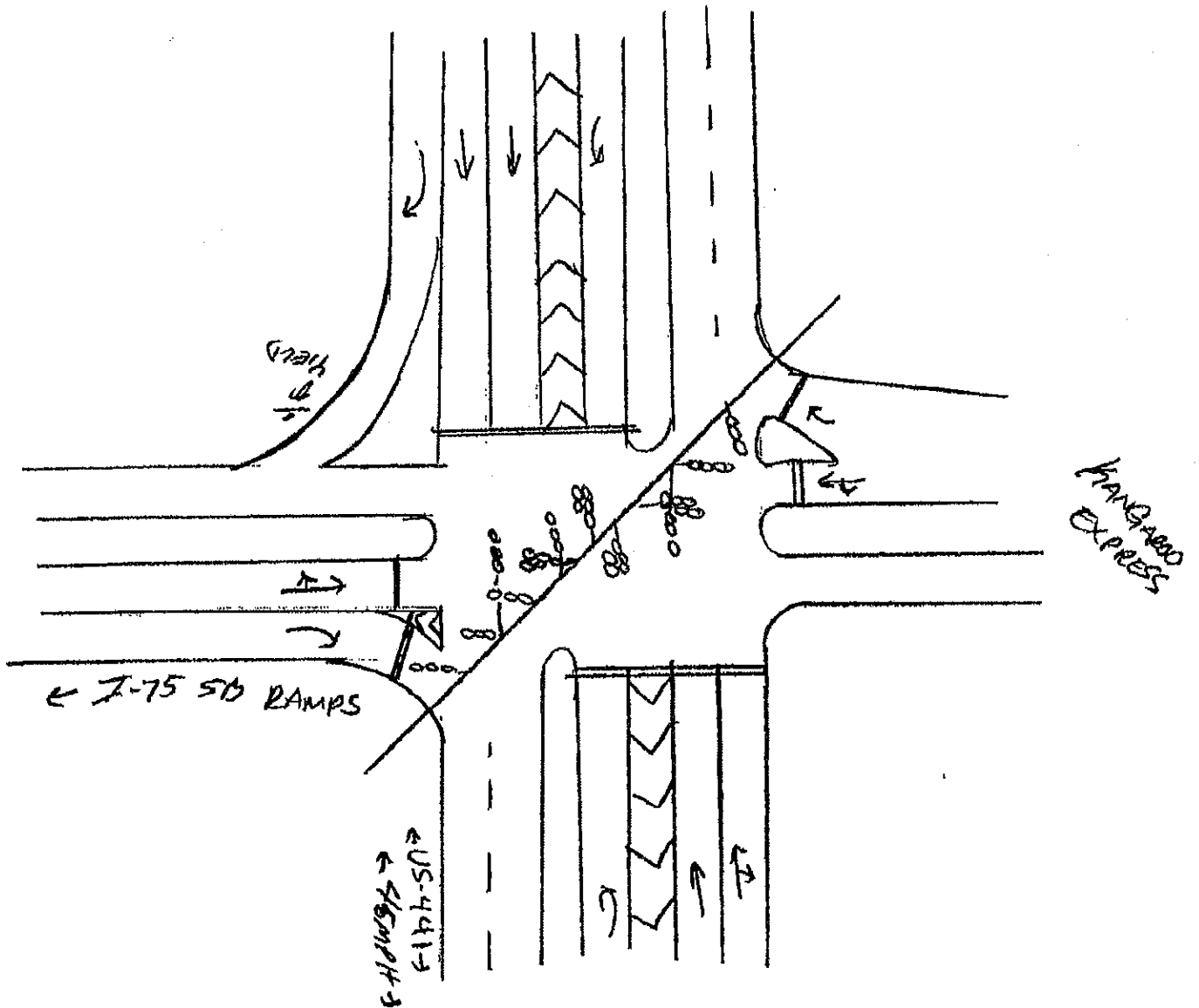
## TRUCKS

Intersection (N/S): I-75 SB Ramp  
 Intersection (E/W): US 441  
 Date: 2/19/2014

I-75 SB Ramp					US 441					US 441				
Start	End	NB			SB			EB			WB			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	0	0	0	2	0	3	7	3	0	1	10	0	26
4:15 PM	4:30 PM	1	0	0	1	0	4	2	3	0	0	10	1	22
4:30 PM	4:45 PM	0	0	0	0	0	2	3	8	0	0	6	2	21
4:45 PM	5:00 PM	0	0	0	0	0	2	4	5	0	0	6	2	19
5:00 PM	5:15 PM	0	0	0	2	0	4	4	6	0	0	9	1	26
5:15 PM	5:30 PM	0	0	0	2	0	5	1	9	0	0	7	0	24
5:30 PM	5:45 PM	0	0	0	2	0	1	5	3	0	0	4	2	17
5:45 PM	6:00 PM	0	0	0	3	0	10	3	10	0	0	7	0	33
Total for: 4:00 PM 5:00 PM														
Total for: 5:00 PM 6:00 PM														
Total Peak Hour: 5:00 PM 6:00 PM														
Overall PHF: 0.758														



N  
←



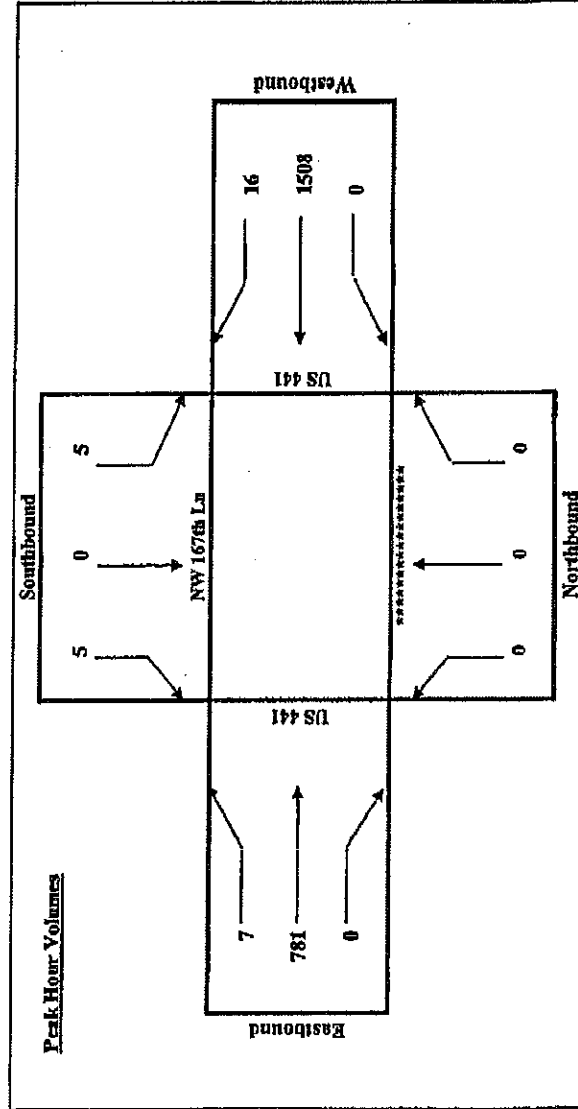


# TURNING MOVEMENT COUNT ANALYSIS

## AUTOS & TRUCKS

Intersection (NS): NW 167th Ln  
 Intersection (E/W): US 441  
 Date: 2/18/2014

*****										NW 167th Ln				US 441				US 441				TOTAL
Start    End		NB			SB			EB			WB			L	T	R	L	T	R			
		L	T	R	L	T	R	L	T	R	L	T	R									
4:00 PM	4:15 PM	0	0	0	4	0	1	0	163	0	0	286	0	0	0	454						
4:15 PM	4:30 PM	0	0	0	2	0	2	1	158	0	0	309	0	0	4	476						
4:30 PM	4:45 PM	0	0	0	2	0	3	1	169	0	0	313	0	0	3	491						
4:45 PM	5:00 PM	0	0	0	0	0	1	0	152	0	0	309	0	0	3	465						
5:00 PM	5:15 PM	0	0	0	1	0	1	1	198	0	0	362	0	0	5	568						
5:15 PM	5:30 PM	0	0	0	2	0	0	1	186	0	0	369	0	0	4	562						
5:30 PM	5:45 PM	0	0	0	0	0	2	3	204	0	0	410	0	0	2	621						
5:45 PM	6:00 PM	0	0	0	2	0	2	2	193	0	0	367	0	0	5	571						
Total for: 4:00 PM		0	0	0	8	0	7	2	642	0	0	1217	0	0	10	1886						
Total for: 5:00 PM		0	0	0	5	0	5	7	781	0	0	1508	0	0	16	2322						
Total Peak Hour: 5:00 PM		0	0	0	5	0	5	7	781	0	0	1508	0	0	16	2322						
Overall PHF: 0.935																						



Intersection (N/S): NW 167th Ln  
Intersection (E/W): US 441  
Date: 2/18/2014

Northbound

0

0

0

US 441

Southbound

0

0

0

US 441

Eastbound

0

38

0

Westbound

0

41

0

A

← NSP  
← 167th LN

NO MARKINGS  
BIG ENOUGH  
FOR 2 CARS

stop

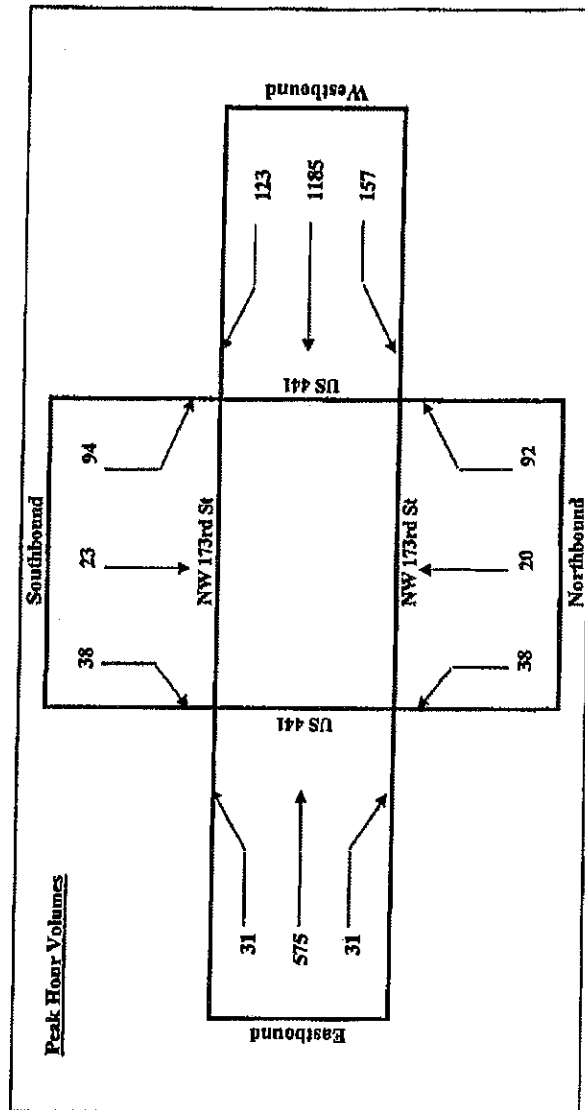
← US-441 →  
245 mph

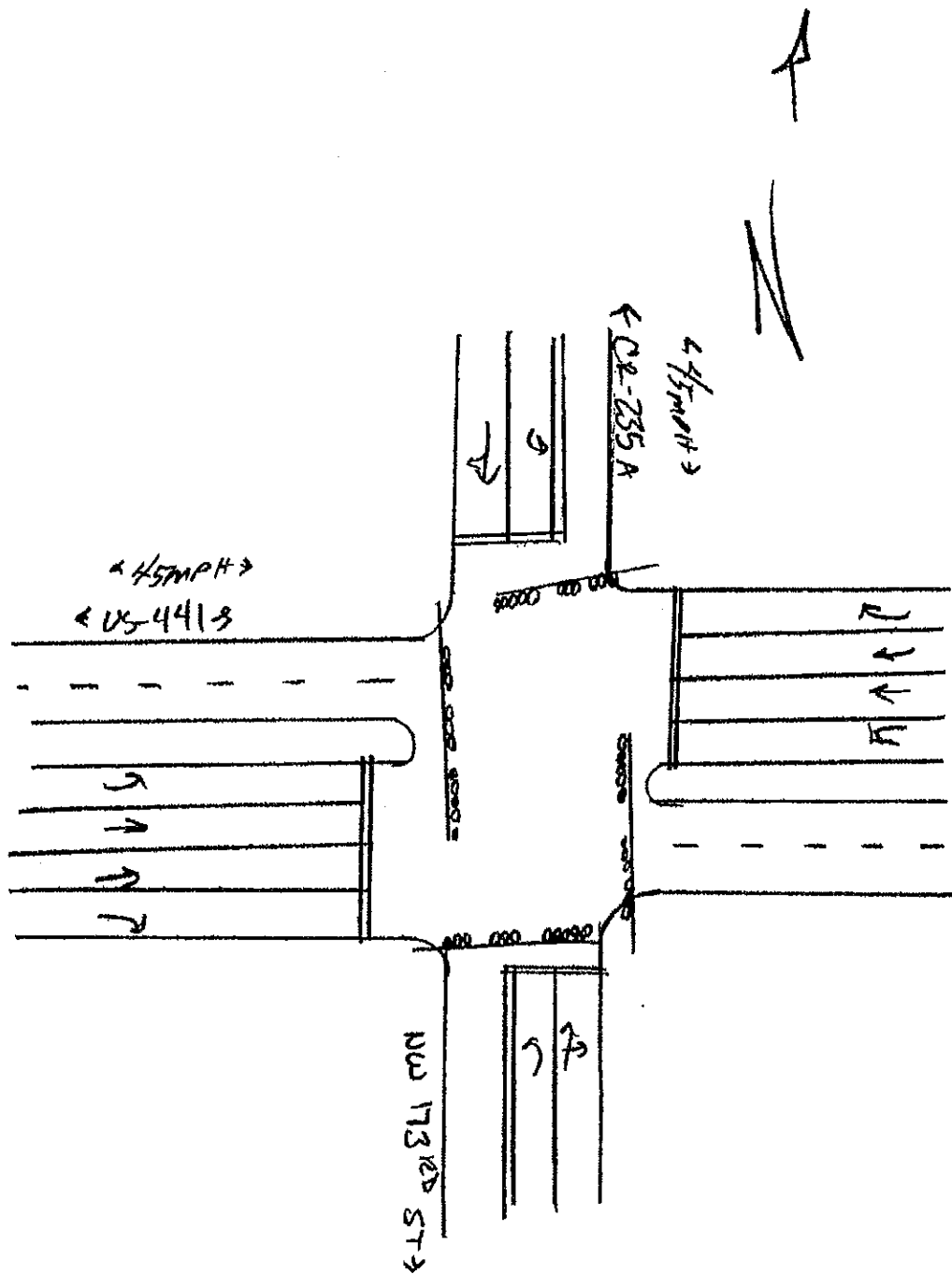
# TURNING MOVEMENT COUNT ANALYSIS

## AUTOS & TRUCKS

Intersection (N/S): NW 173rd St  
 Intersection (E/W): US 441  
 Date: 2/19/2014

		NW 173rd St				NW 173rd St				US 441				US 441				TOTAL			
		NB		SB		EB		WB		L		T		R		L		T		R	
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	L	T	L	T	R	T	R	TOTAL
4:00 PM	4:15 PM	9	6	11	26	2	5	10	125	7	22	205	22	20	277	22	205	22	205	22	450
4:15 PM	4:30 PM	6	2	27	17	1	12	9	116	3	20	271	25	22	229	22	271	25	229	23	515
4:30 PM	4:45 PM	9	7	38	32	4	9	3	112	7	22	229	23	22	229	22	229	23	229	23	495
4:45 PM	5:00 PM	14	6	30	17	1	7	4	101	3	26	253	28	30	282	30	253	28	282	33	490
5:00 PM	5:15 PM	15	7	18	21	10	16	11	126	6	30	282	33	30	282	30	282	33	282	37	575
5:15 PM	5:30 PM	9	3	28	30	2	11	9	160	8	42	322	37	42	322	42	322	37	322	20	661
5:30 PM	5:45 PM	7	3	25	23	7	8	5	147	12	42	294	20	42	294	42	294	20	294	20	593
5:45 PM	6:00 PM	7	7	21	20	4	3	6	142	5	43	287	33	43	287	43	287	33	287	33	578
Total for: 4:00 PM - 5:00 PM		38	21	106	92	8	33	26	454	20	90	964	98	90	964	90	964	98	964	98	1950
Total for: 5:00 PM - 6:00 PM		38	20	92	94	23	38	31	575	31	157	1185	123	157	1185	157	1185	123	1185	123	2407
Total Peak Hour: 5:00 PM - 6:00 PM		38	20	92	94	23	38	31	575	31	157	1185	123	157	1185	157	1185	123	1185	123	2407
Overall PEF: 0.910																					





# VERSATILE TRAFFIC DATA, INC

## Volume Report with 24 Hour Totals

Page 1

\*\*\*\*\*

Data File : D0218033.PRN  
 Station : 167 SBR 5  
 Identification : 0000000000\_9  
 Start date : Feb 18, 14  
 Stop date : Feb 18, 14  
 City/Town :  
 Location : 167TH BLVD N OF S 441 (RIGHT TURN)  
 Interval : 15 minutes  
 Start time : 00:00  
 Stop time : 24:00  
 County : ALACHUA

\*\*\*\*\*

### Feb 18 Southbound Volume

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	3	1	1	1	1
30	0	0	1	0	0	0	1	4	3	1	4	0
45	0	0	0	0	0	0	2	1	2	4	2	5
00	0	0	0	0	0	0	1	1	2	0	0	2
Hr Total	0	0	1	0	0	0	4	9	8	6	7	8
End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	0	2	2	2	1	1	2	2	0	2	0	0
30	0	1	1	1	2	0	1	0	0	1	1	0
45	2	0	1	2	3	2	2	2	0	1	0	0
00	2	0	2	0	1	2	0	0	0	0	1	0
Hr Total	4	3	6	5	7	5	5	4	0	4	2	0

24 Hour Total : 88  
 AM peak hour begins : 06:30 AM peak volume : 10 Peak hour factor : 0.63  
 PM peak hour begins : 12:30 PM peak volume : 7 Peak hour factor : 0.88

\*\*\*\*\*

# VERSATILE TRAFFIC DATA, INC

## Volume Report with 24 Hour Totals

Page 1

\*\*\*\*\*

Data File : D0218034.PRN  
 Station : 167 SBL 5  
 Identification : 00 807011232  
 Start date : Feb 18, 14  
 Stop date : Feb 18, 14  
 City/Town :  
 Location : 167TH BLVD N OF S 441 (LEFT TURN)  
 Interval : 15 minutes  
 Start time : 00:00  
 Stop time : 24:00  
 County : ALACHUA

\*\*\*\*\*

Feb 18 Southbound Volume

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	1	1	4	5	1	0	1
30	0	0	0	0	0	1	2	7	3	3	1	3
45	0	0	0	0	0	0	3	0	2	3	4	2
00	0	0	0	0	1	2	5	1	3	0	3	2
Hr Total	0	0	0	0	1	4	11	12	13	7	8	8

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	1	3	1	1	4	1	2	1	1	0	0	0
30	0	1	4	1	2	2	1	0	0	0	1	0
45	3	2	0	1	2	0	5	1	1	2	0	0
00	2	2	2	2	0	2	1	0	0	0	0	0
Hr Total	6	8	7	5	8	5	9	2	2	2	1	0

24 Hour Total : 119

AM peak hour begins : 06:30 AM peak volume : 19 Peak hour factor : 0.68

PM peak hour begins : 15:45 PM peak volume : 10 Peak hour factor : 0.63

\*\*\*\*\*

## **APPENDIX D**

### **Existing HCS Analysis**



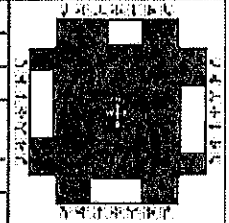
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	US 441 & NW 173rd St
File Name	US 441 & NW 173rd Street Existing PM Peak.xus
Project Description	PM Peak (Existing)

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.91
Analysis Period	1> 17:00



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	31	575	31	157	1185	123	38	20	92	94	23	38

## Signal Information

Cycle, s	73.5	Reference Phase	2											
Offset, s	0	Reference Point	End	Green	2.0	5.0	31.5	2.3	3.0	8.7				
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0	4.5	4.0	0.0	4.0				
Force Mode	Fixed	Simult. Gap N/S	Off	Red	1.0	0.0	1.5	1.0	0.0	1.0				

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	7.0	37.5	12.0	42.5	7.3	13.7	10.3	16.7
Change Period, (Y+R <sub>c</sub> ), s	5.0	6.0	5.0	6.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	5.0	5.9	5.0	6.0	5.0	6.2	5.0	6.1
Queue Clearance Time (g <sub>s</sub> ), s	2.8	11.1	6.4	22.8	3.5	8.0	5.6	4.5
Green Extension Time (g <sub>e</sub> ), s	0.1	6.6	0.8	13.6	0.1	0.8	0.4	0.4
Phase Call Probability	0.50	1.00	0.97	1.00	0.57	0.99	0.88	1.00
Max Out Probability	0.00	0.01	0.00	0.51	0.00	0.00	0.00	0.00

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	34	632	34	173	1302	135	42	22	101	103	67	
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1773	1579	1459	1809	1610	1810	1810	1202	1810	1708	
Queue Service Time (g <sub>s</sub> ), s	0.8	9.1	0.9	4.4	20.8	3.4	1.5	0.8	6.0	3.6	2.5	
Cycle Queue Clearance Time (g <sub>c</sub> ), s	0.8	9.1	0.9	4.4	20.8	3.4	1.5	0.8	6.0	3.6	2.5	
Green Ratio (g/C)	0.46	0.43	0.43	0.55	0.50	0.50	0.15	0.12	0.12	0.19	0.16	
Capacity (c), veh/h	225	1521	677	436	1796	800	288	214	142	381	272	
Volume-to-Capacity Ratio (X)	0.152	0.415	0.050	0.396	0.725	0.169	0.145	0.102	0.710	0.271	0.246	
Available Capacity (c <sub>a</sub> ), veh/h	779	2170	966	793	2213	985	846	738	490	866	697	
Back of Queue (Q), veh/ln (95th percentile)	0.5	5.8	0.5	2.1	11.6	1.9	1.1	0.6	3.8	2.7	1.8	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh	13.4	14.6	12.3	9.5	14.6	10.2	27.2	28.9	31.2	25.6	27.1	
Incremental Delay (d <sub>2</sub> ), s/veh	0.4	0.4	0.1	0.8	1.5	0.2	0.3	0.4	13.0	0.5	1.0	
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	13.9	15.0	12.3	10.4	16.0	10.4	27.6	29.4	44.2	26.1	28.1	
Level of Service (LOS)	B	B	B	B	B	B	C	C	D	C	C	
Approach Delay, s/veh / LOS	14.8	B		14.9	B		38.0	D		26.9	C	
Intersection Delay, s/veh / LOS	17.1						B					

## Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.4	B		2.2	B		3.0	C		3.0	C	
Bicycle LOS Score / LOS	1.1	A		1.8	A		0.8	A		0.8	A	

TWO-WAY STOP CONTROL SUMMARY							
<b>General Information</b>				<b>Site Information</b>			
Analyst	DWF			Intersection	US 441 & NW 167th Boulevard		
Agency/Co.	TPD			Jurisdiction	Alachua		
Date Performed	3/5/2014			Analysis Year	2014		
Analysis Time Period	PM Peak (Existing)						
<b>Project Description</b>							
East/West Street: US 441				North/South Street: NW 167th Boulevard			
Intersection Orientation: East-West				Study Period (hrs): 0.25			
<b>Vehicle Volumes and Adjustments</b>							
<b>Major Street</b>	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	7	781			1508	16	
Peak-Hour Factor, PHF	0.94	0.94	1.00	1.00	0.94	0.94	
Hourly Flow Rate, HFR (veh/h)	7	830	0	0	1604	17	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	2	0	0	2	1	
Configuration	L	T			T	R	
Upstream Signal		0			0		
<b>Minor Street</b>	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				5		5	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.94	1.00	0.94	
Hourly Flow Rate, HFR (veh/h)	0	0	0	5	0	5	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	1	0	1	
Configuration				L		R	
<b>Delay, Queue Length, and Level of Service</b>							
<b>Approach</b>	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L					L	R
v (veh/h)	7					5	5
C (m) (veh/h)	407					143	387
v/c	0.02					0.03	0.01
95% queue length	0.05					0.11	0.04
Control Delay (s/veh)	14.0					31.1	14.4
LOS	B					D	B
Approach Delay (s/veh)	--	--				22.8	
Approach LOS	--	--				C	

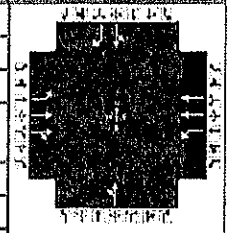
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD	Analysis Date	Mar 6, 2014
Analyst	DWF	Time Period	PM Peak (Existing)
Jurisdiction	Alachua	Analysis Year	2014
Intersection	441 & I-75 West Ramp	Analysis Period	1> 17:00
File Name	US 441 & I-75 West Ramp Existing PM Peak.xus		
Project Description	PM Peak (Existing)		

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.94



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	205	601	16	27	1483		16	7		128	10	60

## Signal Information

Cycle, s	83.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	11.7	55.3	7.0	50.6		6.7		15.0
Change Period, (Y+R <sub>c</sub> ), s	5.0	5.5	5.0	5.5		5.0		5.0
Max Allow Headway (MAH), s	4.0	4.4	3.0	4.4		3.2		5.3
Queue Clearance Time (g <sub>s</sub> ), s	6.5	9.6	2.6	33.2		3.1		9.0
Green Extension Time (g <sub>e</sub> ), s	0.2	3.1	0.0	11.8		0.0		1.0
Phase Call Probability	0.99	1.00	0.49	1.00		0.44		0.99
Max Out Probability	1.00	0.00	0.00	0.12		0.00		0.01

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6		3	8		7	4	14
Adjusted Flow Rate (v), veh/h	218	330	327	29	1578			24			147	64
Adjusted Saturation Flow Rate (s), veh/h/ln	1707	1810	1793	1774	1773			1836			1697	1211
Queue Service Time (g <sub>s</sub> ), s	4.5	7.6	7.6	0.6	31.2			1.1			7.0	4.1
Cycle Queue Clearance Time (g <sub>c</sub> ), s	4.5	7.6	7.6	0.6	31.2			1.1			7.0	4.1
Green Ratio (g/C)	0.64	0.59	0.59	0.56	0.54			0.02			0.12	0.12
Capacity (c), veh/h	273	1073	1063	499	1905			38			201	144
Volume-to-Capacity Ratio (X)	0.799	0.307	0.307	0.058	0.828			0.640			0.729	0.444
Available Capacity (c <sub>a</sub> ), veh/h	341	1400	1387	668	2744			328			505	360
Back of Queue (Q), veh/ln (95th percentile)	5.1	4.4	4.4	0.4	16.1			1.0			5.9	2.4
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00			0.00			0.00	0.00
Uniform Delay (d <sub>1</sub> ), s/veh	17.7	8.5	8.5	8.4	18.2			40.8			35.7	34.4
Incremental Delay (d <sub>2</sub> ), s/veh	10.2	0.2	0.2	0.0	1.7			6.5			7.0	3.0
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (d), s/veh	28.0	8.7	8.7	8.4	17.9			47.3			42.7	37.5
Level of Service (LOS)	C	A	A	A	B			D			D	D
Approach Delay, s/veh / LOS	13.5		B	17.7		B	47.3		D	41.1		D
Intersection Delay, s/veh / LOS	18.4						B					

## Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.1		B	2.2		B	2.9		C	2.9		C
Bicycle LOS Score / LOS	1.2		A	1.8		A	0.5		A	0.8		A

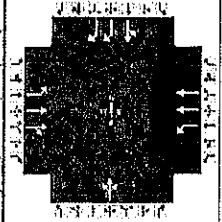
## HCS 2010 Signalized Intersection Results Summary

### General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	441 & I-75 East Ramp
File Name	US 441 & I-75 East Ramp Existing PM Peak.xus
Project Description	PM Peak (Existing)

### Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.98
Analysis Period	1> 17:00



### Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	50	708	25	64	1068		64	8	7	220	16	578

### Signal Information

Cycle, s	78.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

### Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	7.7	35.5	8.0	35.9		9.6		25.7
Change Period, (Y+R <sub>c</sub> ), s	5.0	5.5	5.0	5.5		5.0		5.0
Max Allow Headway (MAH), s	4.0	4.4	3.0	4.4		3.3		5.4
Queue Clearance Time (g <sub>s</sub> ), s	3.4	14.8	3.7	23.2		5.5		17.2
Green Extension Time (g <sub>e</sub> ), s	0.0	3.6	0.0	7.1		0.1		3.4
Phase Call Probability	0.67	1.00	0.76	1.00		0.83		1.00
Max Out Probability	0.04	0.00	0.01	0.00		0.00		0.71

### Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6		3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	51	376	372	65	1090		81			241	590	
Adjusted Saturation Flow Rate (s), veh/h/ln	1723	1810	1787	1792	1791		1798			1746	1370	
Queue Service Time (g <sub>s</sub> ), s	1.4	12.8	12.8	1.7	21.2		3.5			9.3	15.2	
Cycle Queue Clearance Time (g <sub>c</sub> ), s	1.4	12.8	12.8	1.7	21.2		3.5			9.3	15.2	
Green Ratio (g/C)	0.42	0.38	0.38	0.42	0.39		0.06			0.26	0.30	
Capacity (c), veh/h	196	689	681	318	1380		106			457	812	
Volume-to-Capacity Ratio (X)	0.260	0.546	0.546	0.206	0.790		0.763			0.526	0.726	
Available Capacity (c <sub>a</sub> ), veh/h	355	1490	1472	475	2950		342			553	962	
Back of Queue (Q), veh/ln (95th percentile)	0.9	8.5	8.5	1.1	12.6		3.0			7.1	8.8	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00		0.00			0.00	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh	17.6	19.1	19.1	14.9	21.4		36.6			24.9	24.9	
Incremental Delay (d <sub>2</sub> ), s/veh	0.7	0.8	0.8	0.1	1.3		4.2			1.3	2.7	
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0		0.0			0.0	0.0	
Control Delay (d), s/veh	18.3	19.9	19.9	15.1	22.7		40.8			26.3	27.6	
Level of Service (LOS)	B	B	B	B	C		D			C	C	
Approach Delay, s/veh / LOS	19.8	B		22.3	C		40.8	D		27.2	C	
Intersection Delay, s/veh / LOS	23.5						C					

### Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.1	B		2.4	B		2.9	C		2.8	C	
Bicycle LOS Score / LOS	1.1	A		1.4	A		0.6	A		1.9	A	

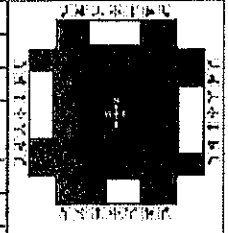
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	US 441 & NW 147th Drive
File Name	US 441 & NW 147th Drive Existing PM Peak.xus
Project Description	PM Peak (Existing)

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.91
Analysis Year	2014
Analysis Period	1> 16:45



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	76	694	134	105	990	65	183	18	67	65	19	65

## Signal Information

Cycle, s	56.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		7.0		5.0
Phase Duration, s	7.9	29.5	8.5	30.1		18.4		18.4
Change Period, (Y+R <sub>c</sub> ), s	5.0	6.5	5.0	6.5		5.0		5.0
Max Allow Headway (MAH), s	3.0	4.5	3.0	4.4		4.3		4.3
Queue Clearance Time (g <sub>s</sub> ), s	3.5	11.2	4.1	16.5		10.4		13.1
Green Extension Time (g <sub>e</sub> ), s	0.1	5.2	0.1	7.1		1.0		0.5
Phase Call Probability	0.73	1.00	0.84	1.00		1.00		1.00
Max Out Probability	0.00	0.00	0.00	0.03		0.00		0.00

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	84	763	147	115	1088	71	221	74	71	21	71	
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1756	1563	1774	1773	1579	1386	1610	1415	1900	1610	
Queue Service Time (g <sub>s</sub> ), s	1.5	9.2	3.5	2.1	14.5	1.5	7.8	2.1	2.7	0.5	2.0	
Cycle Queue Clearance Time (g <sub>c</sub> ), s	1.5	9.2	3.5	2.1	14.5	1.5	8.4	2.1	11.1	0.5	2.0	
Green Ratio (g/C)	0.46	0.41	0.41	0.47	0.42	0.42	0.24	0.24	0.24	0.24	0.24	
Capacity (c), veh/h	285	1435	639	411	1485	661	450	380	252	449	380	
Volume-to-Capacity Ratio (X)	0.294	0.532	0.231	0.281	0.733	0.108	0.491	0.194	0.283	0.047	0.188	
Available Capacity (c <sub>a</sub> ), veh/h	662	2810	1251	774	2838	1263	880	859	673	1013	859	
Back of Queue (Q), veh/ln (95th percentile)	0.8	5.1	1.7	1.1	8.0	0.8	4.6	1.3	1.6	0.4	1.3	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh	11.2	12.6	10.9	9.3	13.7	10.0	19.9	17.2	24.6	16.6	17.2	
Incremental Delay (d <sub>2</sub> ), s/veh	0.2	0.4	0.2	0.1	0.9	0.1	0.8	0.2	0.6	0.0	0.2	
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	11.5	12.9	11.1	9.5	14.6	10.0	20.7	17.4	25.2	16.6	17.4	
Level of Service (LOS)	B	B	B	A	B	B	C	B	C	B	B	
Approach Delay, s/veh / LOS	12.5	B		13.9	B		19.9	B	20.7	C		
Intersection Delay, s/veh / LOS	14.4						B					

## Multimodal Results

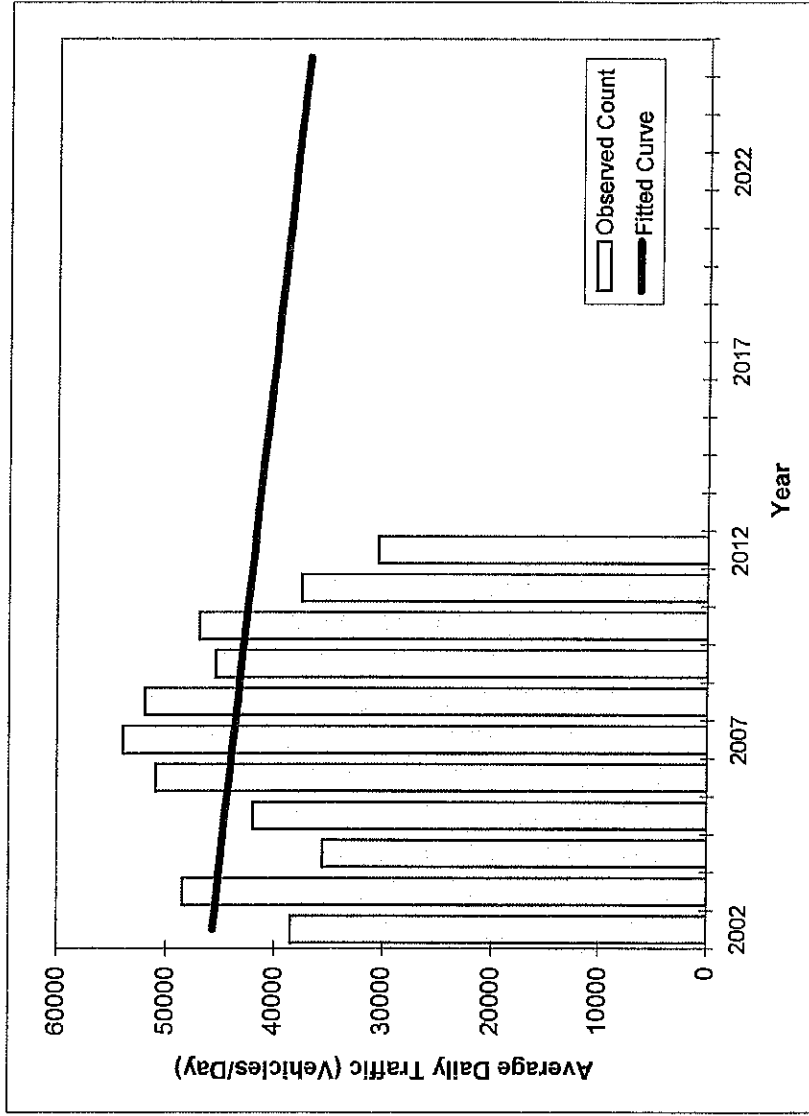
	EB	WB	NB	SB
Pedestrian LOS Score / LOS	2.2 / B	2.4 / B	2.9 / C	2.9 / C
Bicycle LOS Score / LOS	1.3 / A	1.5 / A	1.0 / A	0.8 / A

## **APPENDIX E**

### **Historical Trend Analysis Worksheets**

# **TRAFFIC TRENDS** I 75 -- 3.0 Miles NW of SR 25

County:	Alachua
Station #:	453
Highway:	I 75



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2002	38500	45700
2003	48500	45300
2004	35500	45000
2005	42000	44600
2006	51000	44200
2007	54000	43800
2008	52000	43400
2009	45500	43100
2010	47000	42700
2011	37500	42300
2012	30500	41900
2016 Opening Year Trend		
2016	N/A	40400
2018 Mid-Year Trend		
2018	N/A	39700
2020 Design Year Trend		
2020	N/A	38900
TRANPLAN Forecasts/Trends		

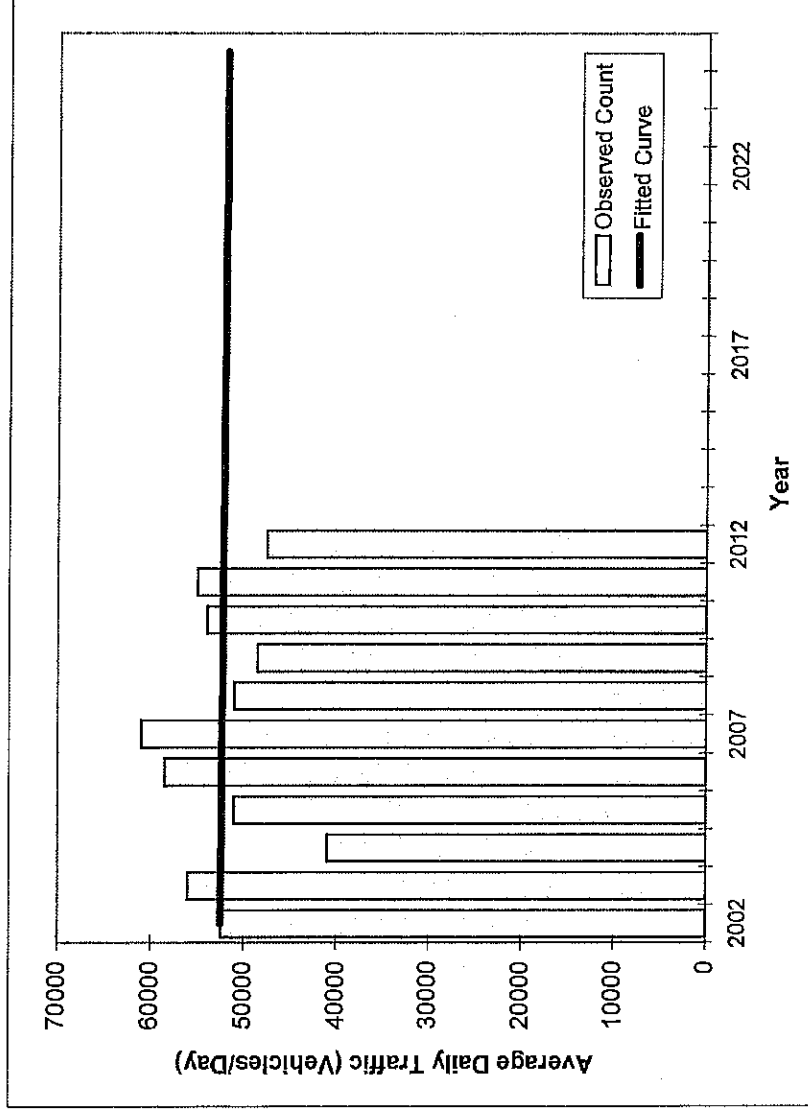
** Annual Trend Increase:	-377
Trend R-squared:	2.7%
Trend Annual Historic Growth Rate:	-0.83%
Trend Growth Rate (2012 to Design Year):	-0.89%
Printed:	6-Mar-14
Straight Line Growth Option	

\*Axle-Adjusted

# TRAFFIC TRENDS

I 75 -- 3.6 Miles S of SR 20

County:	Alachua
Station #:	454
Highway:	I 75



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2002	52500	52500
2003	56000	52500
2004	41000	52400
2005	51000	52400
2006	58500	52400
2007	61000	52400
2008	51000	52300
2009	48500	52300
2010	54000	52300
2011	55000	52300
2012	47500	52300
2016 Opening Year Trend		
2016	N/A	52200
2018 Mid-Year Trend		
2018	N/A	52100
2020 Design Year Trend		
2020	N/A	52100
TRANPLAN Forecasts/Trends		

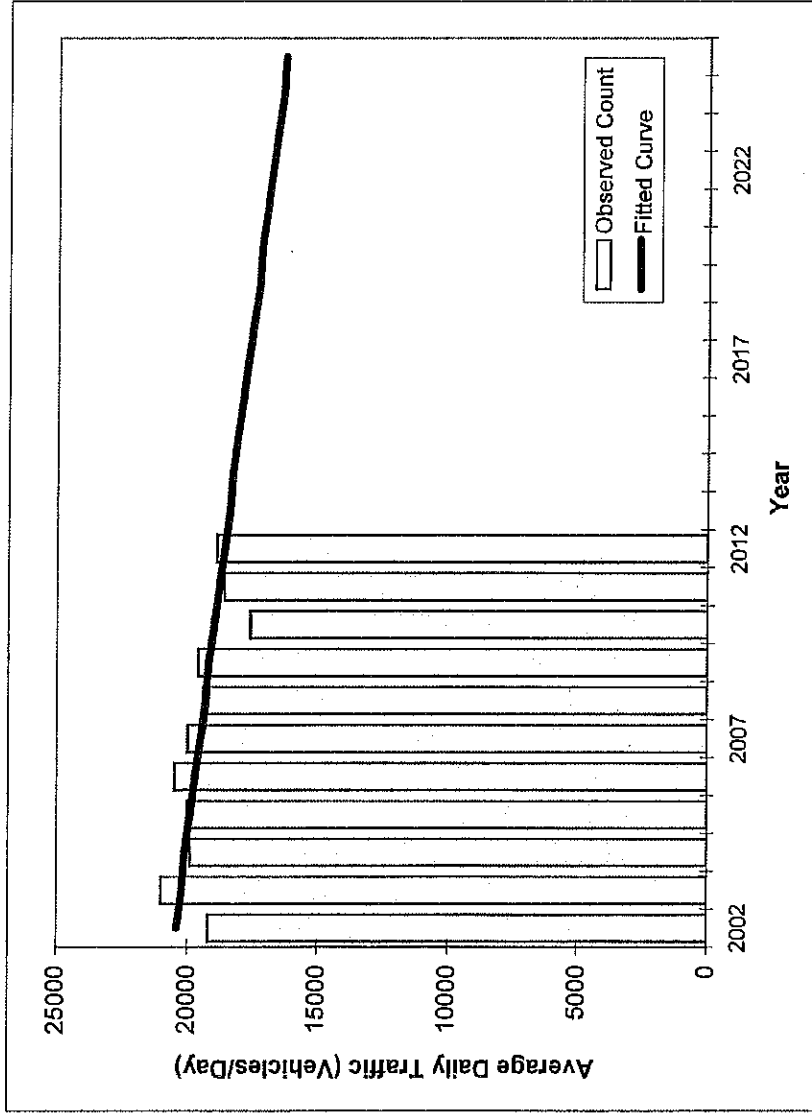
\*Axle-Adjusted

** Annual Trend Increase:	-23
Trend R-squared:	0.0%
Trend Annual Historic Growth Rate:	-0.04%
Trend Growth Rate (2012 to Design Year):	-0.05%
Printed:	6-Mar-14
Straight Line Growth Option	



# **TRAFFIC TRENDS** SR 20 -- 0.4 Miles NW of SR 235

County:	Alachua
Station #:	5106
Highway:	SR 20



Traffic (ADT/AADT)		
Year	Count*	Trend**
2002	19200	20400
2003	21000	20200
2004	19900	20100
2005	20000	19900
2006	20500	19700
2007	20000	19500
2008	19400	19300
2009	19600	19200
2010	17600	19000
2011	18600	18800
2012	18900	18600
2016 Opening Year Trend		
2016	N/A	17900
2018 Mid-Year Trend		
2018	N/A	17500
2020 Design Year Trend		
2020	N/A	17200
TRANPLAN Forecasts/Trends		

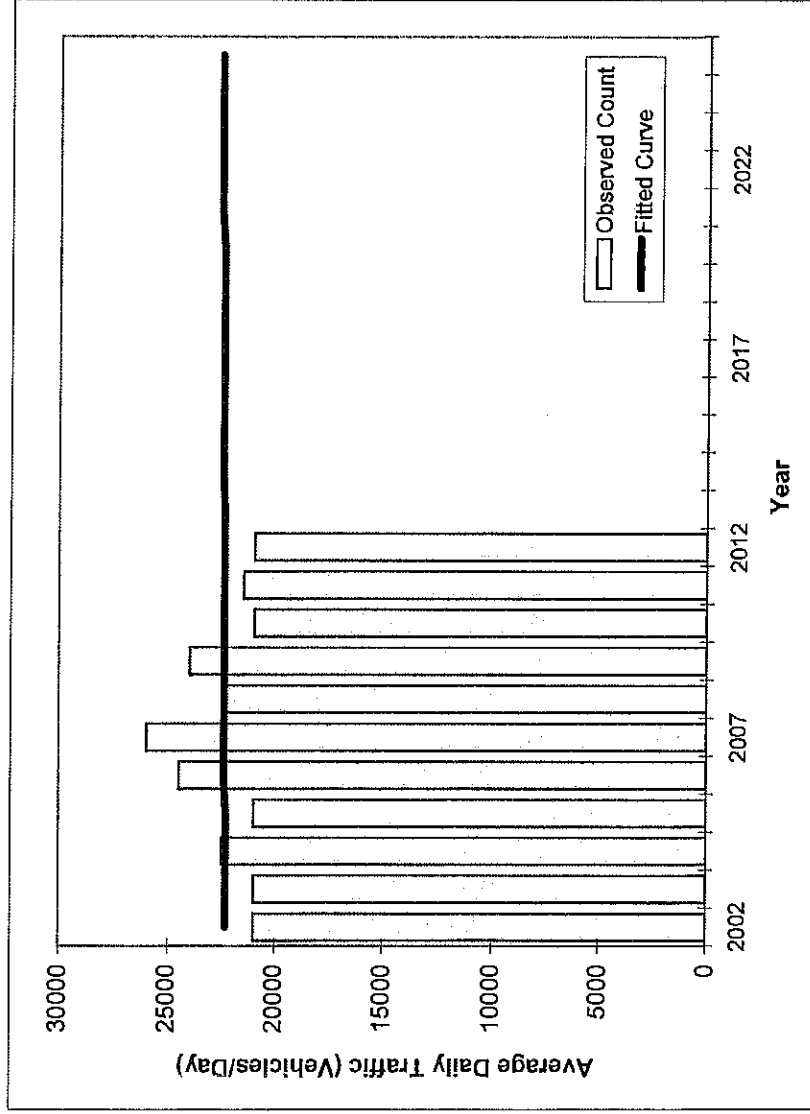
\*Axle-Adjusted

** Annual Trend Increase:	-181
Trend R-squared:	40.9%
Trend Annual Historic Growth Rate:	-0.88%
Trend Growth Rate (2012 to Design Year):	-0.94%
Printed:	6-Mar-14
Straight Line Growth Option	

# TRAFFIC TRENDS

SR 20 -- 0.2 Miles NW of SR 93

County:	Alachua
Station #:	461
Highway:	SR 20



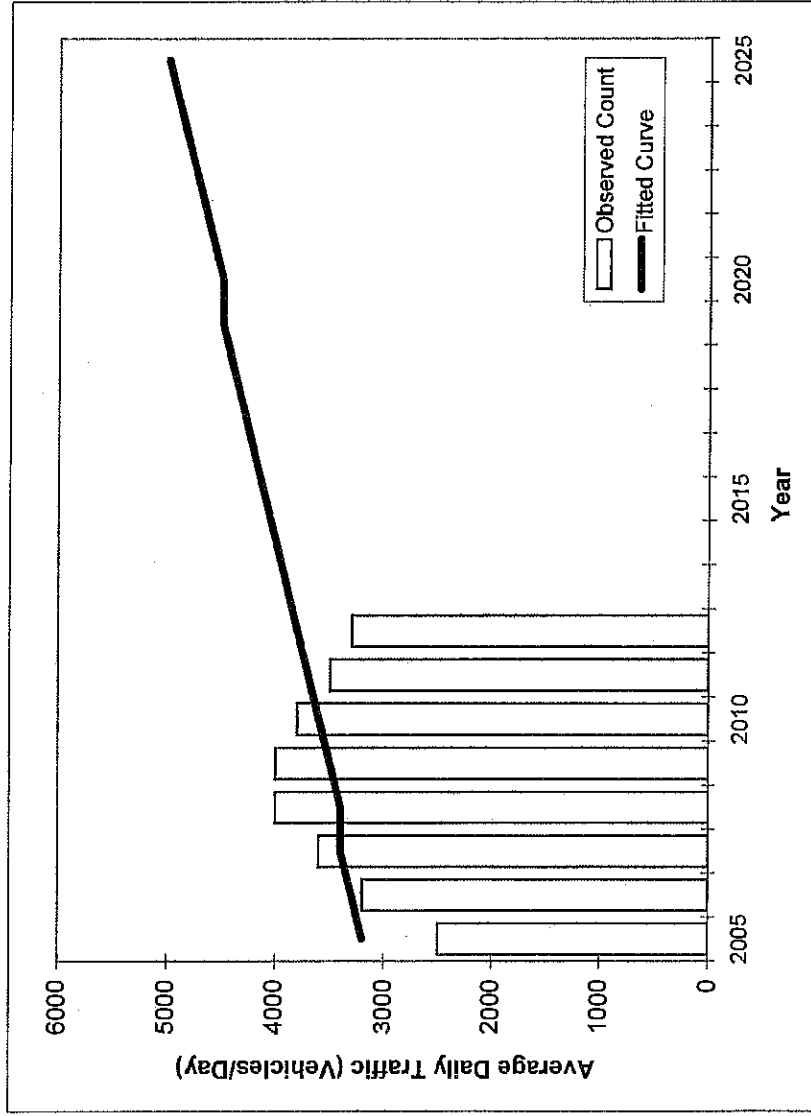
Year	Traffic (ADT/AAADT)	
	Count*	Trend**
2002	21000	22300
2003	21000	22300
2004	22500	22300
2005	21000	22300
2006	24500	22400
2007	26000	22400
2008	22500	22400
2009	24000	22400
2010	21000	22400
2011	21500	22400
2012	21000	22400
2016 Opening Year Trend		
2016	N/A	22500
2018 Mid-Year Trend		
2018	N/A	22500
2020 Design Year Trend		
2020	N/A	22500
TRANPLAN Forecasts/Trends		

\*Axle-Adjusted

** Annual Trend Increase:	14
Trend R-squared:	0.1%
Trend Annual Historic Growth Rate:	0.04%
Trend Growth Rate (2012 to Design Year):	0.06%
Printed:	6-Mar-14
Straight Line Growth Option	

# TRAFFIC TRENDS CR 235A -- 0.2 Miles S of SR 25/US441

County:	Alachua
Station #:	453
Highway:	CR 235A



** Annual Trend Increase:	92
Trend R-squared:	20.4%
Trend Annual Historic Growth Rate:	2.68%
Trend Growth Rate (2012 to Design Year):	2.30%
Printed:	11-Mar-14
Straight Line Growth Option	

Traffic (ADT/AADT)	
Year	Trend**
2005	3200
2006	3300
2007	3400
2008	3400
2009	3500
2010	3600
2011	3700
2012	3800
2016 Opening Year Trend	
2016	N/A
2018 Mid-Year Trend	
2018	N/A
2020 Design Year Trend	
2020	N/A
TRANPLAN Forecasts/Trends	

\*Axle-Adjusted

## **APPENDIX F**

### **Projected HCS Analysis**

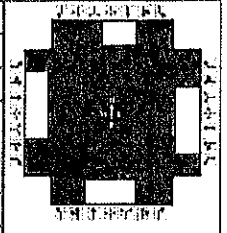
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	US 441 & NW 173rd St
File Name	US 441 & NW 173rd Street Projected PM Peak.xus
Project Description	PM Peak (Projected)

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.91
Analysis Period	1> 17:00



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	34	674	34	198	1331	137	41	22	128	106	25	41

## Signal Information

Cycle, s	83.9	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	2.3	2.2	34.3	2.6	3.8	12.5			
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0	4.5	4.0	0.0	4.0			
Force Mode	Fixed	Simult. Gap N/S	Off	Red	1.0	1.0	1.5	1.0	0.0	1.0			

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	7.3	40.3	14.6	47.6	7.6	17.5	11.4	21.3
Change Period, (Y+R <sub>c</sub> ), s	5.0	6.0	5.0	6.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	5.0	5.9	5.0	6.0	5.0	6.2	5.0	6.1
Queue Clearance Time (q <sub>s</sub> ), s	3.0	15.1	8.7	30.7	3.8	11.5	6.4	5.0
Green Extension Time (g <sub>e</sub> ), s	0.1	7.7	1.0	10.8	0.1	1.1	0.5	0.4
Phase Call Probability	0.58	1.00	0.99	1.00	0.65	1.00	0.93	1.00
Max Out Probability	0.00	0.05	0.00	0.78	0.00	0.00	0.00	0.00

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	37	741	37	218	1463	151	45	24	141	116	73	
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1773	1579	1459	1809	1610	1810	1810	1202	1810	1709	
Queue Service Time (g <sub>s</sub> ), s	1.0	13.1	1.2	6.7	28.7	4.4	1.8	1.0	9.5	4.4	3.0	
Cycle Queue Clearance Time (g <sub>c</sub> ), s	1.0	13.1	1.2	6.7	28.7	4.4	1.8	1.0	9.5	4.4	3.0	
Green Ratio (g/C)	0.44	0.41	0.41	0.55	0.50	0.50	0.18	0.15	0.15	0.24	0.19	
Capacity (c), veh/h	182	1452	646	401	1793	798	326	271	180	420	333	
Volume-to-Capacity Ratio (X)	0.206	0.510	0.058	0.542	0.816	0.189	0.138	0.089	0.783	0.278	0.218	
Available Capacity (c <sub>a</sub> ), veh/h	661	1902	847	670	1940	864	809	647	430	820	611	
Back of Queue (Q), veh/ln (95th percentile)	0.7	8.5	0.7	3.5	16.3	2.5	1.3	0.8	6.0	3.3	2.2	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh	17.3	18.5	15.0	12.3	17.9	11.8	28.9	30.8	34.4	26.2	28.4	
Incremental Delay (d <sub>2</sub> ), s/veh	0.8	0.6	0.1	1.6	3.1	0.2	0.3	0.3	14.5	0.5	0.7	
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	18.0	19.1	15.1	13.9	21.0	12.0	29.2	31.1	48.9	26.7	29.1	
Level of Service (LOS)	B	B	B	B	C	B	C	C	D	C	C	
Approach Delay, s/veh / LOS	18.9	B		19.5	B		42.6	D		27.6	C	
Intersection Delay, s/veh / LOS	21.4						C					

## Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.4	B		2.3	B		3.0	C		3.0	C	
Bicycle LOS Score / LOS	1.2	A		2.0	A		0.8	A		0.8	A	

TWO-WAY STOP CONTROL SUMMARY									
<b>General Information</b>					<b>Site Information</b>				
Analyst	DWF				Intersection	US 441 & NW 167th Boulevard			
Agency/Co.	TPD				Jurisdiction	Alachua			
Date Performed	3/5/2014				Analysis Year	2015			
Analysis Time Period	PM Peak (Projected)								
<b>Project Description</b>									
East/West Street: US 441					North/South Street: NW 167th Boulevard				
Intersection Orientation: East-West					Study Period (hrs): 0.25				
<b>Vehicle Volumes and Adjustments</b>									
<b>Major Street</b>	Eastbound			Westbound					
Movement	1	2	3	4	5	6			
	L	T	R	L	T	R			
Volume (veh/h)	122	815			1672	103			
Peak-Hour Factor, PHF	0.94	0.94	1.00	1.00	0.94	0.94			
Hourly Flow Rate, HFR (veh/h)	129	867	0	0	1778	109			
Percent Heavy Vehicles	0	—	—	0	—	—			
Median Type	Raised curb								
RT Channelized			0			0			
Lanes	1	2	0	0	2	1			
Configuration	L	T			T	R			
Upstream Signal		0			0				
<b>Minor Street</b>	Northbound			Southbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)				173		60			
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.94	1.00	0.94			
Hourly Flow Rate, HFR (veh/h)	0	0	0	184	0	63			
Percent Heavy Vehicles	0	0	0	0	0	0			
Percent Grade (%)	0			0					
Flared Approach		N			N				
Storage		0			0				
RT Channelized			0			0			
Lanes	0	0	0	1	0	1			
Configuration				L		R			
<b>Delay, Queue Length, and Level of Service</b>									
<b>Approach</b>	Eastbound	Westbound	Northbound			Southbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration	L					L		R	
v (veh/h)	129					184		63	
C (m) (veh/h)	321					106		345	
v/c	0.40					1.74		0.18	
95% queue length	1.87					14.51		0.66	
Control Delay (s/veh)	23.6					436.8		17.8	
LOS	C					F		C	
Approach Delay (s/veh)	—	—				329.9			
Approach LOS	—	—				F			

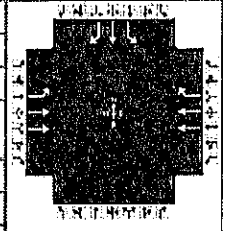
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD	Analysis Date	Mar 5, 2014
Analyst	DWF	Time Period	PM Peak (Projected)
Jurisdiction	Alachua	Analysis Year	2015
Intersection	US 441 & NW 167th Blvd	Analysis Period	1> 17:00
File Name	US 441 & NW 167th Boulevard Projected PM Peak (Signal).xus		
Project Description	PM Peak (Projected)		

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.94



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	122	815			1672	103				173	0	60

## Signal Information

Cycle, s	81.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		7.3				9.0
Phase Duration, s	11.7	64.2		52.5				16.8
Change Period, (Y+R <sub>c</sub> ), s	7.0	7.0		7.0				6.0
Max Allow Headway (MAH), s	4.0	3.9		3.9				4.2
Queue Clearance Time (g <sub>s</sub> ), s	4.2	10.0		38.4				10.0
Green Extension Time (g <sub>e</sub> ), s	0.3	3.9		7.0				0.8
Phase Call Probability	0.95	1.00		1.00				1.00
Max Out Probability	0.00	0.00		0.56				0.00

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	130	867			1779	110				184	0	64
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1723			1756	1610				1810	1900	1610
Queue Service Time (g <sub>s</sub> ), s	2.2	8.0			36.4	2.6				8.0	0.0	2.9
Cycle Queue Clearance Time (g <sub>c</sub> ), s	2.2	8.0			36.4	2.6				8.0	0.0	2.9
Green Ratio (g/C)	0.65	0.71			0.56	0.56				0.13	0.13	0.13
Capacity (c), veh/h	225	2434			1973	904				241	253	214
Volume-to-Capacity Ratio (X)	0.577	0.356			0.902	0.121				0.765	0.000	0.298
Available Capacity (c <sub>a</sub> ), veh/h	566	2434			2168	994				670	704	596
Back of Queue (Q), veh/ln (95th percentile)	2.5	3.2			18.7	1.4				6.7	0.0	2.1
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00			0.00	0.00				0.00	0.00	0.00
Uniform Delay (d <sub>1</sub> ), s/veh	18.4	4.7			15.8	8.3				33.9	0.0	31.7
Incremental Delay (d <sub>2</sub> ), s/veh	2.3	0.1			5.4	0.1				5.0	0.0	0.8
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	0.0
Control Delay (d), s/veh	20.7	4.7			21.1	8.4				38.9	0.0	32.5
Level of Service (LOS)	C	A			C	A				D		C
Approach Delay, s/veh / LOS	6.8	A		20.4	C		0.0			37.3	D	
Intersection Delay, s/veh / LOS	17.4						B					

## Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS	1.8 A	2.4 B	2.9 C	2.9 C
Bicycle LOS Score / LOS	1.3 A	2.0 B		0.9 A

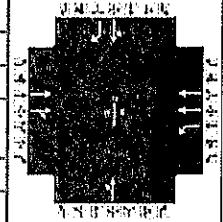
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	441 & I-75 West Ramp
File Name	US 441 & I-75 West Ramp Projected PM Peak.xus
Project Description	PM Peak (Projected)

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.94
Analysis Period	1> 17:00



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		1027	17	29	1729		17	8		138	11	69

## Signal Information

Cycle, s	73.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		4
Case Number		8.3	1.0	4.0		12.0		11.0
Phase Duration, s		45.2	6.9	52.0		6.7		14.6
Change Period, (Y+R <sub>c</sub> ), s		5.5	5.0	5.5		5.0		5.0
Max Allow Headway (MAH), s		4.4	3.0	4.4		3.2		5.3
Queue Clearance Time (g <sub>s</sub> ), s		24.5	2.5	30.9		3.1		8.6
Green Extension Time (g <sub>e</sub> ), s		6.2	0.0	15.5		0.0		1.1
Phase Call Probability		1.00	0.47	1.00		0.42		0.99
Max Out Probability		0.01	0.00	0.20		0.00		0.01

## Movement Group Results

Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8		7	4	14
Adjusted Flow Rate (v), veh/h		557	554	31	1839			27			159	73
Adjusted Saturation Flow Rate (s), veh/h/ln		1810	1799	1774	1773			1838			1697	1211
Queue Service Time (gs), s		22.5	15.0	0.5	28.9			1.1			6.6	4.1
Cycle Queue Clearance Time (gc), s		22.5	15.0	0.5	28.9			1.1			6.6	4.1
Green Ratio (g/C)		0.54	0.54	0.59	0.63			0.02			0.13	0.13
Capacity (c), veh/h		979	973	264	2250			42			223	159
Volume-to-Capacity Ratio (X)		0.569	0.569	0.117	0.817			0.631			0.710	0.461
Available Capacity (ca), veh/h		1601	1591	460	3138			375			577	412
Back of Queue (Q), veh/ln (95th percentile)		8.5	8.4	0.3	12.5			1.0			5.4	2.4
Queue Storage Ratio (RQ) (95th percentile)		0.00	0.00	0.00	0.00			0.00			0.00	0.00
Uniform Delay (d1), s/veh		11.2	11.2	10.4	10.2			35.6			30.6	29.5
Incremental Delay (d2), s/veh		0.6	0.6	0.1	1.4			5.7			5.8	2.9
Initial Queue Delay (d3), s/veh		0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (d), s/veh		11.8	11.8	10.5	11.6			41.2			36.4	32.4
Level of Service (LOS)		B	B	B	B			D			D	C
Approach Delay, s/veh / LOS	11.8	B		11.5	B		41.2	D		35.1	D	
Intersection Delay, s/veh / LOS	13.6						B					

## Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.1	B		2.2	B		2.9	C		2.7	B	
Bicycle LOS Score / LOS	1.4	A		2.0	B		0.5	A		0.9	A	



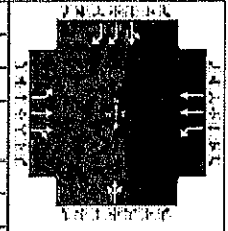
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	441 & I-75 East Ramp
File Name	US 441 & I-75 East Ramp Projected PM Peak.xus
Project Description	PM Peak (Projected)

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.98
Analysis Period	1> 17:00



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	58	850	27	69	1241		69	9	8	238	17	659

## Signal Information

Cycle, s	94.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	8.2	45.4	8.5	45.7		11.0		29.5
Change Period, (Y+R <sub>c</sub> ), s	5.0	5.5	5.0	5.5		5.0		5.0
Max Allow Headway (MAH), s	4.0	4.4	3.0	4.4		3.3		5.4
Queue Clearance Time (g <sub>s</sub> ), s	3.8	20.0	4.1	31.6		6.5		23.7
Green Extension Time (g <sub>e</sub> ), s	0.0	4.6	0.0	8.6		0.1		0.8
Phase Call Probability	0.79	1.00	0.84	1.00		0.90		1.00
Max Out Probability	0.08	0.00	0.01	0.03		0.00		1.00

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6		3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	59	450	445	70	1266		88			260	672	
Adjusted Saturation Flow Rate (s), veh/h/ln	1723	1810	1790	1792	1791		1798			1745	1370	
Queue Service Time (g <sub>s</sub> ), s	1.8	18.0	18.0	2.1	29.6		4.5			12.2	21.7	
Cycle Queue Clearance Time (g <sub>c</sub> ), s	1.8	18.0	18.0	2.1	29.6		4.5			12.2	21.7	
Green Ratio (g/C)	0.46	0.42	0.42	0.46	0.43		0.06			0.26	0.29	
Capacity (c), veh/h	173	765	757	288	1527		114			453	804	
Volume-to-Capacity Ratio (X)	0.343	0.588	0.588	0.245	0.829		0.772			0.574	0.837	
Available Capacity (c <sub>a</sub> ), veh/h	298	1247	1233	411	2467		286			462	818	
Back of Queue (Q), veh/ln (95th percentile)	1.3	11.5	11.4	1.4	17.2		3.9			9.2	12.6	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00		0.00			0.00	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh	20.5	20.9	20.9	16.3	24.0		43.5			30.4	31.2	
Incremental Delay (d <sub>2</sub> ), s/veh	1.2	0.9	0.9	0.2	1.6		4.1			2.1	7.8	
Initial Queue Delay (d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0		0.0			0.0	0.0	
Control Delay (d), s/veh	21.6	21.8	21.8	16.4	25.6		47.7			32.5	39.1	
Level of Service (LOS)	C	C	C	B	C		D			C	D	
Approach Delay, s/veh / LOS	21.8	C		25.1	C		47.7	D		37.2	D	
Intersection Delay, s/veh / LOS	28.2						C					

## Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.1	B		2.4	B		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.3	A		1.6	A		0.6	A		2.0	B	

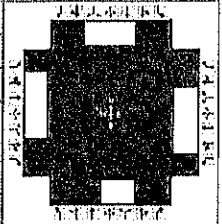
## HCS 2010 Signalized Intersection Results Summary

### General Information

Agency	TPD
Analyst	DWF
Jurisdiction	Alachua
Intersection	US 441 & NW 147th Drive
File Name	US 441 & NW 147th Drive Projected PM Peak.xus
Project Description	PM Peak (Projected)

### Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.91
Analysis Period	1> 16:45



### Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	84	812	146	113	1133	70	199	19	72	70	21	72

### Signal Information

Cycle, s	65.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

### Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		7.0		5.0
Phase Duration, s	8.3	35.1	9.1	36.0		21.3		21.3
Change Period, (Y+Rc), s	5.0	6.5	5.0	6.5		5.0		5.0
Max Allow Headway (MAH), s	3.0	4.5	3.0	4.4		4.3		4.3
Queue Clearance Time (gs), s	3.9	14.5	4.5	21.4		12.6		16.0
Green Extension Time (ge), s	0.1	6.2	0.1	8.1		1.1		0.5
Phase Call Probability	0.81	1.00	0.90	1.00		1.00		1.00
Max Out Probability	0.00	0.02	0.00	0.12		0.00		0.00

### Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	92	892	160	124	1245	77	240	79	77	23	79	
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1756	1563	1774	1773	1579	1381	1610	1413	1900	1610	
Queue Service Time (gs), s	1.9	12.5	4.2	2.5	19.4	1.8	9.9	2.5	3.4	0.6	2.5	
Cycle Queue Clearance Time (gc), s	1.9	12.5	4.2	2.5	19.4	1.8	10.6	2.5	14.0	0.6	2.5	
Green Ratio (g/C)	0.49	0.44	0.44	0.50	0.45	0.45	0.25	0.25	0.25	0.25	0.25	
Capacity (c), veh/h	252	1536	684	375	1597	711	447	399	232	470	399	
Volume-to-Capacity Ratio (X)	0.366	0.581	0.235	0.331	0.780	0.108	0.536	0.198	0.331	0.049	0.198	
Available Capacity (ca), veh/h	568	2418	1076	671	2441	1087	752	739	531	872	739	
Back of Queue (Q), veh/ln (95th percentile)	1.0	7.3	2.2	1.4	10.6	1.0	6.0	1.7	2.1	0.5	1.7	
Queue Storage Ratio (RQ) (95th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d1), s/veh	13.1	13.9	11.5	10.3	15.2	10.4	22.8	19.5	28.9	18.7	19.5	
Incremental Delay (d2), s/veh	0.3	0.4	0.2	0.2	1.1	0.1	1.0	0.2	0.8	0.0	0.2	
Initial Queue Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	13.5	14.3	11.7	10.4	16.3	10.5	23.8	19.7	29.7	18.8	19.7	
Level of Service (LOS)	B	B	B	B	B	B	C	B	C	B	B	
Approach Delay, s/veh / LOS	13.9	B		15.5	B		22.8	C		23.9	C	
Intersection Delay, s/veh / LOS	16.1						B					

### Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS	2.3	B	2.9	C
Bicycle LOS Score / LOS	1.4	A	1.0	A

TWO-WAY STOP CONTROL SUMMARY								
<b>General Information</b>					<b>Site Information</b>			
Analyst	DWF				Intersection	US 441 & Site RI-RO		
Agency/Co.	TPD				Jurisdiction	Alachua		
Date Performed	3/11/2014				Analysis Year	2015		
Analysis Time Period	PM Peak (Projected)							
<b>Project Description</b>								
East/West Street: US 441					North/South Street: Site RI-RO			
Intersection Orientation: East-West					Study Period (hrs): 0.25			
<b>Vehicle Volumes and Adjustments</b>								
<b>Major Street</b>	<b>Eastbound</b>			<b>Westbound</b>				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)					1612	87		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	0.95	0.95		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	1696	91		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	0	0	0	0	2	1		
Configuration					T	R		
Upstream Signal		0			0			
<b>Minor Street</b>	<b>Northbound</b>			<b>Southbound</b>				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						56		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.95		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	58		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
<b>Delay, Queue Length, and Level of Service</b>								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								58
C (m) (veh/h)								364
v/c								0.16
95% queue length								0.56
Control Delay (s/veh)								16.8
LOS								C
Approach Delay (s/veh)	--	--				16.8		
Approach LOS	--	--				C		