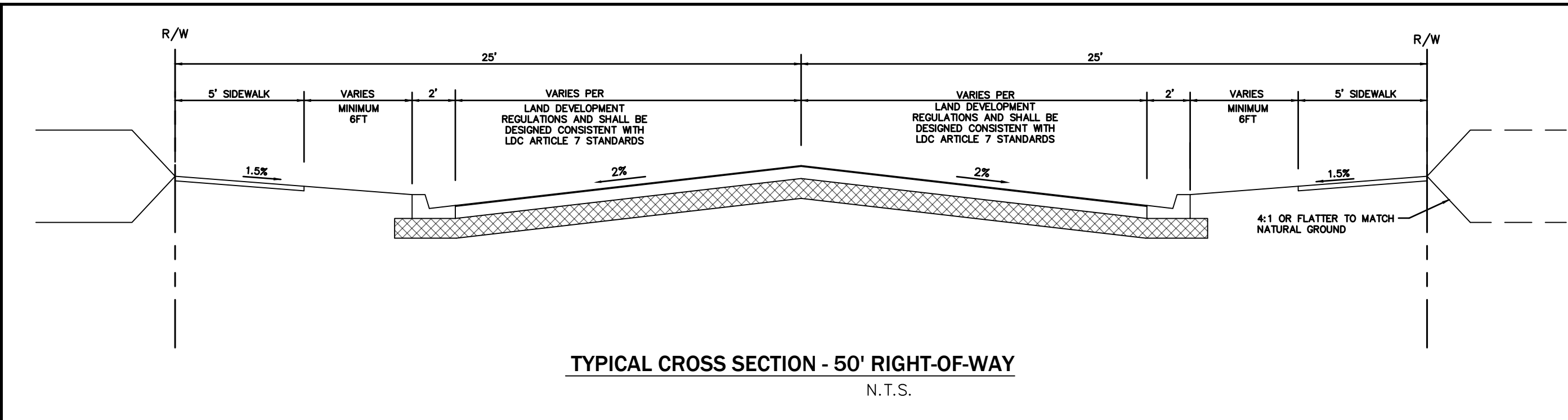
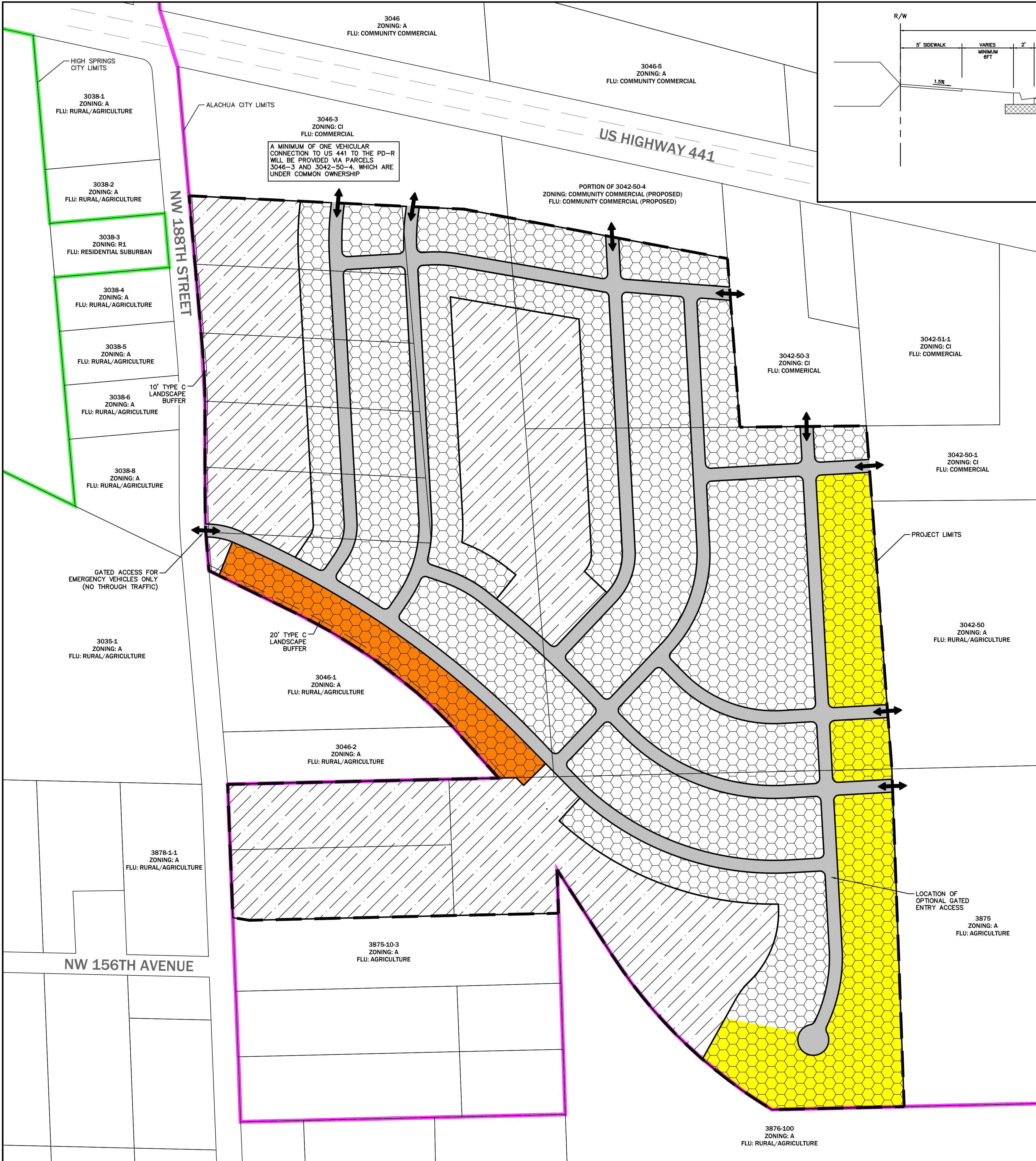


\\server3\engprojects\Lerner Properties - 2021-0176\Plans\Current\DWG\PD PLAN\21176PD1.dwg PD MASTER PLAN, 6/8/2022 10:01:40 AM, TAR, \_DWG To PDF.pc3



GENERAL NOTES

- SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/2 ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/2 ACRE.
- PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
- LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
- OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
- CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
- LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
- ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
- BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
- STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
- USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
- REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS, AND CITY OF ALACHUA REGULATIONS.
- REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
- ALTERNATE SIGNAGE PLAN. UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
- NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA, MIN. (SF)	10,000 S.F.
LOT WIDTH, MIN. (FT)	50 FT.
SETBACKS:	
FRONT, MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

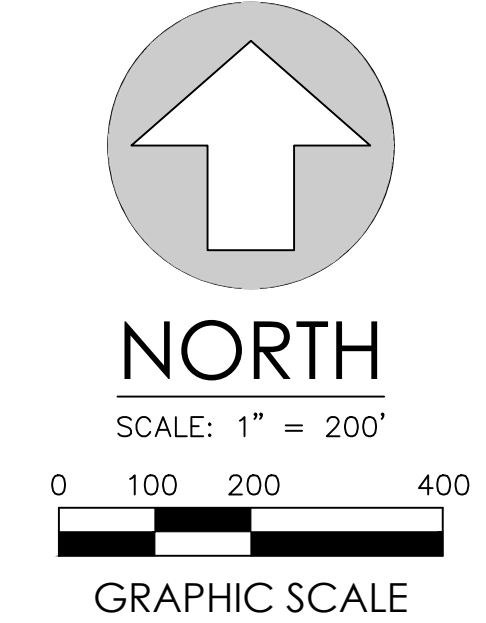
DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
1/2 Ac. (MIN) LOT AREA	10-15
1/3 Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

- MINIMUM LOT SIZE 1/2 ACRE
- MINIMUM LOT SIZE 1/3 ACRE
- ALACHUA CITY LIMITS
- HIGH SPRINGS CITY LIMITS

INDEX OF PLANS	
SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

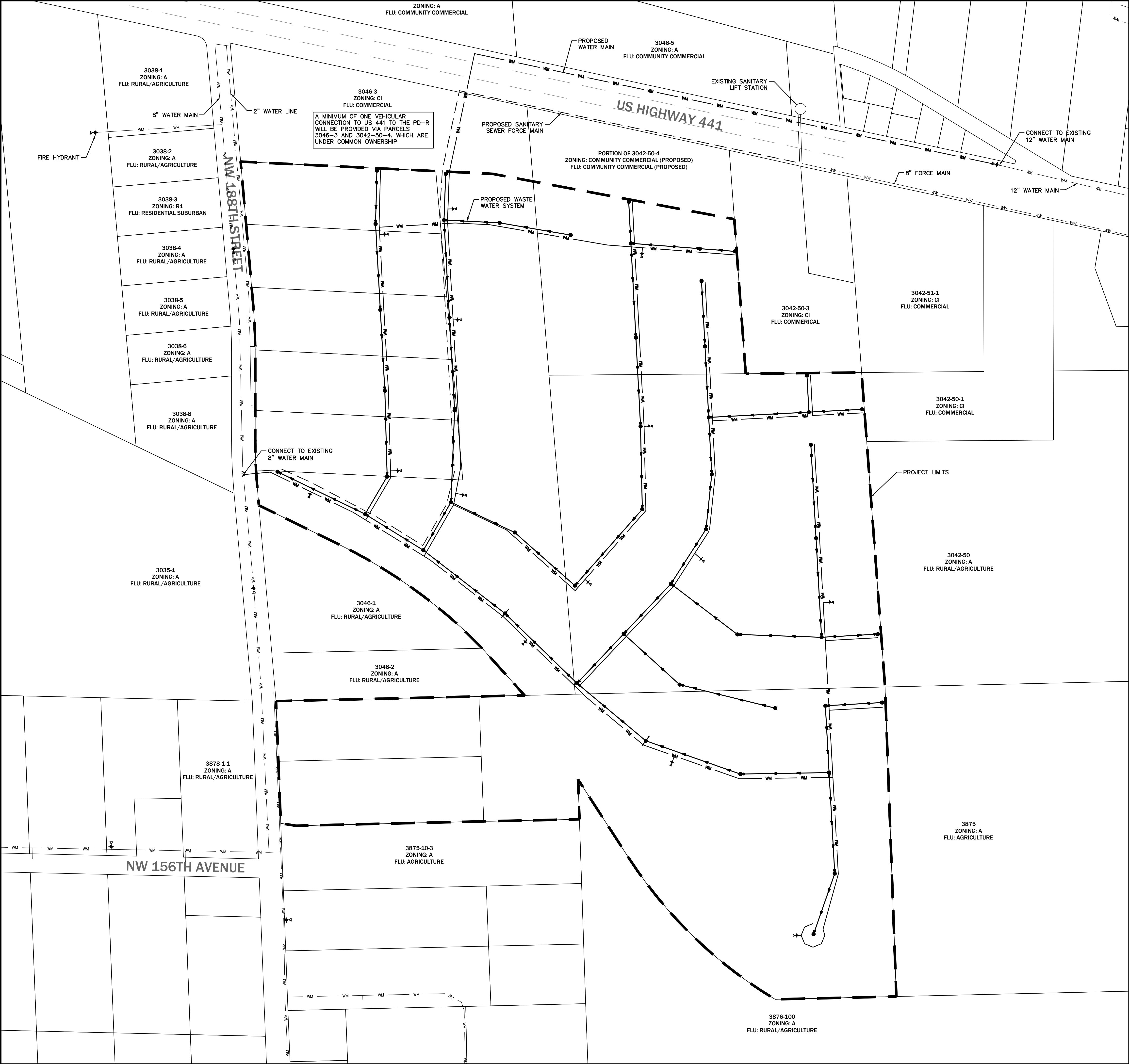


No.	Date	Comment

Project No:	21-176
Project phase:	ZONING
Project title:	NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title:	PD MASTER PLAN
Designed: CBS	Sheet No.: P100
Drawn: LBO	
Checked: TAR	
Date: 06/08/22	



\\server3\engprojects\Lerner Properties - 2021-0176\Plans\Current\DWG\PD PLAN\2176PD1.dwg, UTILITY PLAN, 4/7/2022 4:46:37 PM, TAR, \_DWG To PDF.pc3



UTILITY PLAN GENERAL NOTES

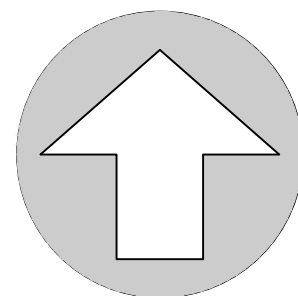
- POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
- SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE, ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
- STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
- PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
- SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
- LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- WM PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- ⛶ PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE



EB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL: (352) 373-3541  
www.edafl.com mail@edafl.com



NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441  
PLANNED DEVELOPMENT  
CITY OF ALACHUA, FL

Sheet title:

UTILITY PLAN

Designed: CBS

Drawn: LBO

Checked: TAR

Date: 04/07/22

Sheet No.:

P200



\\server3\eng\projects\Lerner Properties - Alachua - 2021-0176\Plans\Current\DWG\PD PLAN\21176PD1.dwg, NOTES AND TABLES, 2/16/2022 3:14:14 PM, TAR, \_DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188<sup>th</sup> Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. Source: City of Alachua Public Services Department, January 2022

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity <sup>2</sup>	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. Source: City of Alachua Public Services Department, January 2022

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses <sup>1</sup>	461 Tons
---	----------

1. Formula: (0.73 tons / year per capita @ 2.3 residents per unit)

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier
Student Generation Calculations: Single Family Residential Development				
Elementary School	275	units	x 0.14	Elementary School Multiplier* 39 Student Stations**
Middle School	275	units	x 0.06	Middle School Multiplier* 17 Student Stations**
High School	275	units	x 0.08	High School Multiplier* 22 Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. Source: City of Alachua Public Services Department, January 2022  
2. Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142<sup>nd</sup> Avenue.



EB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL: (352) 373-3541  
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No:	21-176
Project phase:	ZONING
Project title:	

NW 188TH STREET/ US 441  
PLANNED DEVELOPMENT  
CITY OF ALACHUA, FL

Sheet title:  
NOTES AND TABLES

Designed: CBS	Sheet No.:
Drawn: LBO	P210
Checked: TAR	
Date: 02/16/22	





- EXISTING CONDITIONS PLAN GENERAL NOTES
1.

BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

eda

consultants inc.

EB 2389

720 S.W. 2nd Ave, South Tower, Suite 300

GAINEVILLE, FLORIDA 32601

TEL (352) 373-3541

www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0100200400

GRAPHIC SCALE

No.	Date	Comment

Project No:	21-176
Project phase:	ZONING
Project title:	NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title:	EXISTING CONDITIONS MAP
--------------	-------------------------

Designed: CBS	Sheet No.:
Drawn: LBO	P300
Checked: TAR	
Date: 02/16/22	