

HAL BRADY  
RECREATION  
COMPLEX

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, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
- PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
- 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-INTENSITIVE 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 ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
- 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 COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
- ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED 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 PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
- 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 APPLICABLE 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.
- NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

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.

DEVELOPMENT STANDARDS  
(LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

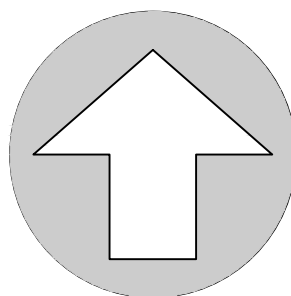
DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
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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" = 150'

0 75 150 300



GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

PD MASTER PLAN

Designed: SR

Sheet No.:

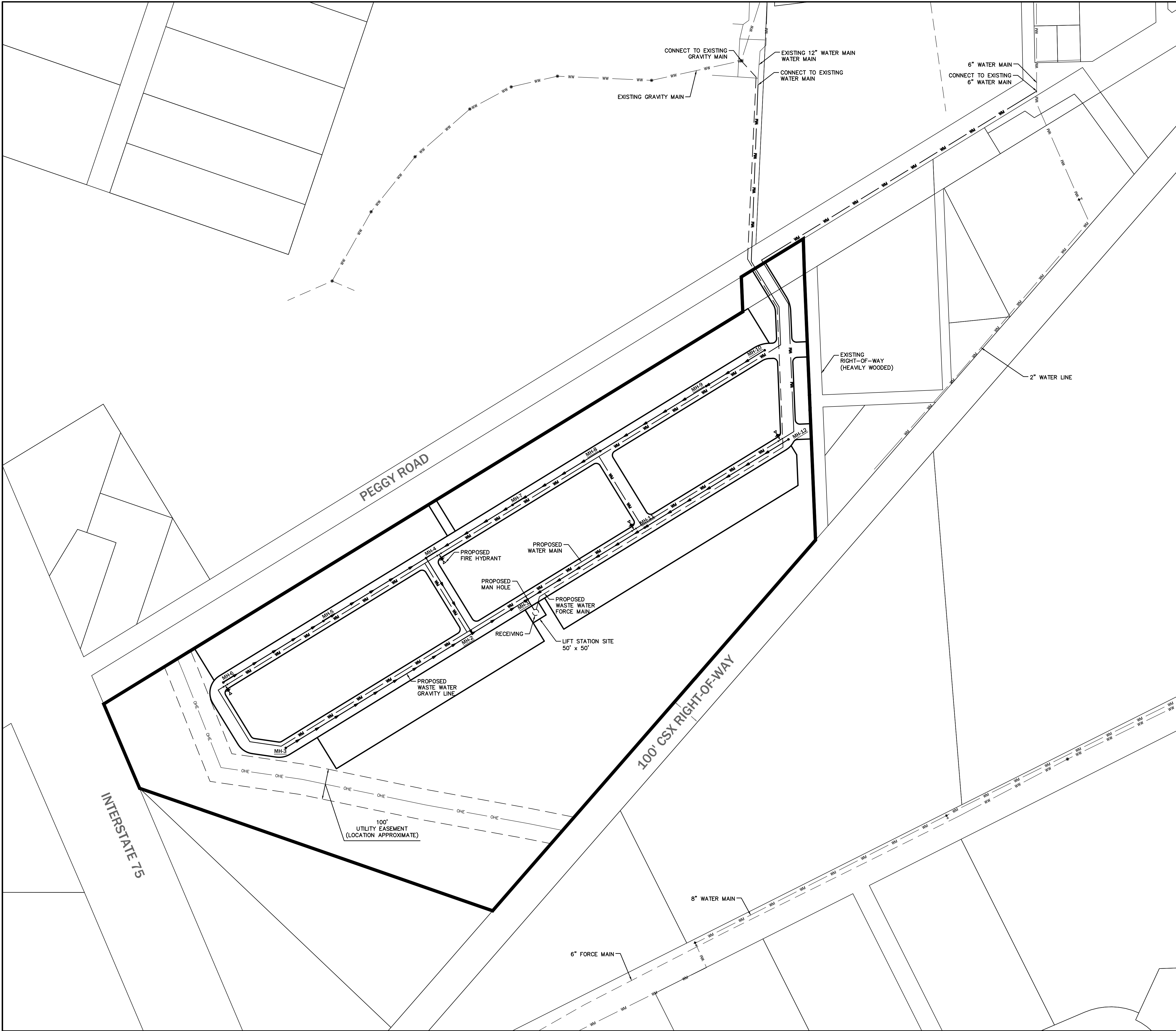
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Checked: TAR

Date: 06/23/22

P100





LEGEND

— WW — WW —

EXISTING WASTE WATER LINE

— WM — WM —

EXISTING WATER MAIN LINE

---

EXISTING SANITARY SEWER FORCE MAIN

⬦

EXISTING FIRE HYDRANT

●

EXISTING MANHOLE

— WM — WM —

PROPOSED WATER MAIN LINE

→ → →

PROPOSED WASTE WATER GRAVITY MAIN

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PROPOSED WASTE WATER FORCE MAIN

— WM — WM —

PROPOSED FIRE HYDRANT

●

PROPOSED MANHOLE

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GRAPHIC SCALE

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Project phase: ZONING

Project title: PEGGY ROAD PD  
CITY OF ALACHUA,  
FLORIDA

Sheet title: UTILITY PLAN

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Drawn: LBO

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Sheet No.: P200



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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. 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 – ADT & PM PEAK				
ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11<sup>th</sup> Edition  
Total Trip Generation:  
▪ 1,462 ADT  
▪ 146 PM PEAK

- Affected Roadway Segments (Above 5% MSV)
- Segment 14 - CR 2054 (From SR 235 to West City Limit)
  - Segment 8 - SR 235 (From NW 143<sup>rd</sup> Place to US 441)
  - Segment 17 – CR 235A (From US 441 to CR 235)

- Trip Distribution on Affected Roadway Segments
- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
    - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
  - 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
  - 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

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, may result in an increase of 38,750 GPD. 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	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382
1. Source: City of Alachua Public Services Department, May 2022	
2. Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD	

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. 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	1,309,417
Reserved Capacity <sup>2</sup>	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101
1. Source: City of Alachua Public Services Department, May 2022	
2. Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD	

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 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>	289 Tons

1. Formula: (0.73 tons / year per capita @ 2.55 residents per unit)

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development					
Elementary School	155	units	x	0.12	Elementary School Multiplier <sup>2</sup> 19 Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier <sup>2</sup> 9 Student Stations
High School	155	units	x	0.09	High School Multiplier <sup>2</sup> 14 Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 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	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. Source: City of Alachua Public Services Department, May 2022  
2. Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 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.



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No.	Date	Comment

Project No:	22-011
Project phase:	ZONING
Project title:	PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title:		
NOTES AND TABLES		
Designed: SR	Sheet No.:  P210	
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Checked: TAR		
Date: 06/06/22		





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. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

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EXISTING CONDITIONS MAP

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P300