



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: The Golf Plaza
2. Address of Subject Property: 11905 Turkey Creek Blvd.
3. Parcel ID Number(s): 05900-004-001, 05900-004-002, 05900-004-003, 05900-004-004, 05900-004-005, 05900-004-006, 05900-004-007, 05900-004-008, 05900-004-009, & 05900-004-10
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: Planned Unit Development (PUD)
7. Acreage: ± 8.241

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young, P.E. Title: Director of Engineering, Land Development
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: Florida ZIP: 32615
Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Natural Valley Harvest, LTD c/o Usman Rana
Mailing Address: 632 Turkey Creek
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.

- 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 a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. 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, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
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.

Signature of Applicant

Daniel Young, P.E.

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 27th day of June, 2019 by Daniel
Young, who is/are personally known to me, or who has/have produced _____
 as identification.

Sherry Stinson
 Signature of Notary Public, State of Florida



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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11905 Turkey Creek Blvd.

Parcel ID Number(s): 05900-004-001, 05900-004-002, 05900-004-003, 05900-004-004, 05900-004-005, 05900-004-006, 05900-004-007, 05900-004-008, 05900-004-009, & 05900-004-10

Acreage: ±8.241

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Usman Rana Title: _____

Company (if applicable): Natural Valley Harvest, LTD

Mailing Address: 632 Turkey Creek

City: Alachua State: Florida ZIP: 32615

Telephone: (216) 566-4550 FAX: _____ e-mail: usmanmazharrana@gmail.com

C. AUTHORIZED AGENT

Name: Daniel Young, P.E. Title: Director of Engineering, Land Development

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com

D. REQUESTED ACTION:

Authorization to apply for and obtain permits for the Golf Plaza project.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Usman Rana

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 27 day of June, 2019, by Usman Rana

_____, who is/are personally known to me, or who has/have produced FL ID R500853932220 as identification.



Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: Natural Valley Harvest	Applicant/Agent Name: Daniel Young, P.E.
Phone:	Company: CHW
Email: usmanmazharrana@gmail.com	Phone: (352) 331-1976
	Email: daniely@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 05900-004-001 through 05900-004-010	Address: TBD
City: Alachua	Zip:
PART 3. SELF-CERTIFICATION	
<p>I, <u>Daniel Young, P.E.</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):</p>	
1. <input type="checkbox"/>	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. <input type="checkbox"/>	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)
3. <input checked="" type="checkbox"/>	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)
4. <input type="checkbox"/>	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☒ Yes ☒ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Sec. 77.21(a)(5). Three(3) stormwater facility connections are proposed, one is partially within the wetland and the other two are completely within the buffer. All other work maintains the min. 50' min. and 75' average buffer. Note the existing FDOT(manmade)drainage ditch is being realigned to within the easement.

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Work within the wetland for the discharge connection and rip rap are limited to less than 20' in length and will not interfere with navigation.

Date Activity is proposed to commence October 2019 to be completed October 2020

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Daniel Young, P.E.

Typed/Printed Name


Signature

6/27/19
Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

Doc Stamp-Deed: \$1,925.00



THIS WARRANTY DEED, made and entered into
on this 14 day of February, 2019, by and between

CFJ PROPERTIES, LLC, a Florida limited liability company

whose address is **527 TURKEY CREEK, ALACHUA, FLORIDA 32615**
hereinafter called Grantor*, and

NATURAL VALLEY HARVEST LTD., an Ohio limited liability company

whose address is **632 TURKEY CREEK, ALACHUA, FLORIDA 32615**
hereinafter called Grantee(s)*

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s), the following described land, situated, lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

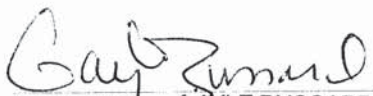

Tax Parcel Numbers: 05900-004-001, 05900-004-002, 05900-004-003, 05900-004-004, 05900-004-005, 05900-004-006, 05900-004-007, 05900-004-008, 05900-004-009 and 05900-004-010

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2019 and all subsequent years;

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.


Witness Name: **GAYLE BUSSARD**

Witness Name: **RAYMOND M. IVEY**

CFJ PROPERTIES, LLC
By: 
BRITTON A JONES, Managing Member

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14 day of February, 2019 by BRITTON A JONES, Manager Member on behalf of CFJ PROPERTIES, LLC. He ☒ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name:

My Commission Expires

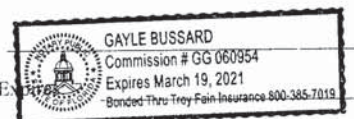


EXHIBIT A**PARCEL A-1:**

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 810.65 FEET; THENCE SOUTH 77°35'00" EAST, ALONG SAID NORTH BOUNDARY 187.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°35'00" EAST, ALONG SAID NORTH BOUNDARY, 115.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF A GRADED ROAD (100' R/W); THENCE NORTH 12°25'50" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 796.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°15'37", AN ARC DISTANCE OF 122.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 58°07'28" WEST, 122.73 FEET; THENCE SOUTH 12°25'50" WEST, 837.61 FEET TO THE POINT OF BEGINNING.

PARCEL B-2:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 810.65 FEET; THENCE SOUTH 77°35'00" EAST, ALONG SAID NORTH BOUNDARY 86.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°35'00" EAST, ALONG SAID NORTH BOUNDARY 100.48 FEET; THENCE NORTH 12°25'50" EAST, 837.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°05'12", AN ARC DISTANCE OF 105.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°17'53" WEST, 105.82 FEET; THENCE SOUTH 12°25'50" WEST, 870.81 FEET TO THE POINT OF BEGINNING.

PARCEL C-3:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 775.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 35.30 FEET; THENCE SOUTH 77°35'00" EAST, ALONG SAID NORTH BOUNDARY 86.92 FEET; THENCE NORTH 12°25'50" EAST, 870.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°17'58", AN ARC DISTANCE OF 126.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°29'28" WEST, 126.54 FEET; THENCE SOUTH 12°25'50" WEST, 917.35 FEET TO THE POINT OF BEGINNING.

PARCEL D-4:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 650.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 125.05 FEET; THENCE NORTH 12°25'50" EAST, 917.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°17'12", AN ARC DISTANCE OF 125.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 61°47'03" WEST, 125.31 FEET; THENCE SOUTH 12°25'50" WEST, 984.58 FEET TO THE POINT OF BEGINNING.

PARCEL E-5:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 540.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 109.63 FEET; THENCE NORTH 12°25'50" EAST, 984.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°07'18", AN ARC DISTANCE OF 109.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°59'18" WEST, 109.23 FEET; THENCE SOUTH 12°25'50" WEST, 1041.13 FEET TO THE POINT OF BEGINNING.

PARCEL F-6:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 407.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 133.09 FEET; THENCE NORTH 12°25'50" EAST, 1041.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°21'16", AN ARC DISTANCE OF 131.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°13'35" WEST, 131.90 FEET; THENCE SOUTH 12°25'50" WEST, 1106.84 FEET TO THE POINT OF BEGINNING.

PARCEL G-7:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 327.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 79.92 FEET; THENCE NORTH 12°25'50" EAST, 1106.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°48'35", AN ARC DISTANCE OF 78.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 65°18'31" WEST, 78.86 FEET; THENCE SOUTH 12°25'50" WEST, 1144.77 FEET TO THE POINT OF BEGINNING.

PARCEL H-8:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 156.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 170.72 FEET; THENCE NORTH 12°25'50" EAST, 1144.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°43'19", AN ARC DISTANCE OF 167.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 66°34'28" WEST, 167.69 FEET; THENCE SOUTH 12°25'50" WEST, 1221.99 FEET TO THE POINT OF BEGINNING.

PARCEL I-9:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87°03'46" EAST, ALONG THE NORTH BOUNDARY OF SAID DRY CREEK 56.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°03'46" EAST, ALONG SAID NORTH BOUNDARY 100.66 FEET; THENCE NORTH 12°25'50" EAST, 1221.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°00'39", AN ARC DISTANCE OF 98.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 67°56'27" WEST, 98.45 FEET; THENCE SOUTH 12°25'50" WEST, 1265.13 FEET TO A POINT OF BEGINNING.

PARCEL J-10:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 29 OF DRY CREEK ACCORDING TO A PLAT RECORDED IN PLAT BOOK "J", PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 87°03'46" WEST, ALONG A WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID DRY CREEK, A DISTANCE OF 5.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TURKEY CREEK BOULEVARD, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°02'05", AN ARC DISTANCE OF 420.33 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 10°53'58" EAST, 419.79 FEET; THENCE NORTH 15°55'00" EAST, ALONG SAID RIGHT-OF-WAY LINE 275.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 09°55'00", AN ARC DISTANCE OF 259.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 10°57'30" EAST, 259.29 FEET; THENCE NORTH 06°00'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, 182.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°13'17", AN ARC DISTANCE OF 159.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°50'51", AN ARC DISTANCE OF 82.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°52'13" EAST, 82.53 FEET; THENCE SOUTH 12°25'50" WEST, 1265.13 FEET TO THE NORTH BOUNDARY OF SAID DRY CREEK; THENCE SOUTH 87°03'46" WEST, ALONG SAID NORTH BOUNDARY 56.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF CREEKSIDE VILLAS AT TURKEY CREEK, AS RECORDED IN PLAT BOOK 27, PAGE 7, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel: 05900-004-001**Search Date: 6/20/2019 at 4:11:27 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	IN SEC 27 & 28 COM NW COR LOT 29 DRY CREEK PB J-23 N 87 DEG E 810.55 FT S 77 DEG E 187.40 FT TO POB S 77 DEG E 115.73 FT TO W R/W GRADED RD N 12 DEG E 796.73 FT TO US 441 NW ALONG R/W 122.73 FT S 12 DEG W 837.61 FT TO POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	37900	0	0	37900	0	37900	37900	0	0	37900	37900
2017	Vacant Comm	37900	0	0	37900	0	37900	37900	0	0	37900	37900
2016	Vacant Comm	37900	0	0	37900	0	37900	37900	0	0	37900	37900
2015	Vacant Comm	37900	0	0	37900	0	37900	37900	0	0	37900	37900
2014	Vacant Comm	37900	0	0	37900	0	37900	37900	0	0	37900	37900

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.88	38332

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	164900	Vac	U-OLD SALE - UNQUALIFIED	3233	1253	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2230	MS
1986-06-01	100	Vac	U-OLD SALE - UNQUALIFIED	1628	2511	WD

Parcel: 05900-004-002**Search Date: 6/20/2019 at 4:12:37 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	IN SEC 27 & 28 COM NW COR LOT 29 DRY CREEK PB J-23 N 87 DEG E 810.65 S 77 DEG E 86.92 FT TO POB S 77 DEG E 100.48 FT N 12 DEG E 837.61 FT TO US 441 N 59 DEG W 105.82 FT S 12 DEG W 870.81 FT TO POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	31900	0	0	31900	0	31900	31900	0	0	31900	31900
2017	Vacant Comm	31900	0	0	31900	0	31900	31900	0	0	31900	31900
2016	Vacant Comm	31900	0	0	31900	0	31900	31900	0	0	31900	31900
2015	Vacant Comm	31900	0	0	31900	0	31900	31900	0	0	31900	31900
2014	Vacant Comm	31900	0	0	31900	0	31900	31900	0	0	31900	31900

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.74	32234.4

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	149700	Vac	U-OLD SALE - UNQUALIFIED	3233	1255	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2234	MS
1986-08-01	100	Vac	U-OLD SALE - UNQUALIFIED	1633	680	WD

Parcel: 05900-004-003**Search Date: 6/20/2019 at 4:13:08 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	IN SEC 27 & 28 COM NW COR LOT 29 DRY CREEK PB J-23 N 87 DEG E 775.35 FT POB N 87 DEG E 35.30 FT S 77 DEG E 86.92 FT N 12 DEG E 870.81 FT TO US-441 N 60 DEG W 126.54 FT S 12 DEG W 917.35 FT POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	38400	0	0	38400	0	38400	38400	0	0	38400	38400
2017	Vacant Comm	38400	0	0	38400	0	38400	38400	0	0	38400	38400
2016	Vacant Comm	38400	0	0	38400	0	38400	38400	0	0	38400	38400
2015	Vacant Comm	38400	0	0	38400	0	38400	38400	0	0	38400	38400
2014	Vacant Comm	38400	0	0	38400	0	38400	38400	0	0	38400	38400

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.89	38768.4

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	187700	Vac	U-OLD SALE - UNQUALIFIED	3233	1257	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2238	MS
1986-09-01	279000	Vac	U-OLD SALE - UNQUALIFIED	1638	148	WD
1986-06-01	100	Vac	U-OLD SALE - UNQUALIFIED	1626	2080	WD

Parcel: 05900-004-004**Search Date: 6/20/2019 at 4:13:32 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	SIN SEC 27 & 28 COM NW COR LOT 29 DRY CREEK PB J-23 N 87 DEG E 650.30 FT POB N 87 DEG E 125.05 FT N 12 DEG E 917.35 FT TO US 441 N 61 DEG W 125.31 FT S 12 DEG W 984.58 FT POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2017	Vacant Comm	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2016	Vacant Comm	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2015	Vacant Comm	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2014	Vacant Comm	39200	0	0	39200	0	39200	39200	0	0	39200	39200

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.91	39639.6

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	199900	Vac	U-OLD SALE - UNQUALIFIED	3233	1259	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2242	MS
1986-06-01	100	Vac	U-OLD SALE - UNQUALIFIED	1626	2080	WD

Parcel: 05900-004-005**Search Date: 6/20/2019 at 4:13:57 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	IN SEC 27 & 28 COM NW COR LOT 29 DRY CREEK PB J-23 RUN N 87 DEG E 540.67 FT TO POB N 87 DEG E 109.63 FT N 12 DEG E 984.58 FT TO U S HWY 441 N 62 DEG W 109.23 FT S 12 DEG W 1041.13 FT TO POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	31500	0	0	31500	0	31500	31500	0	0	31500	31500
2017	Vacant Comm	31500	0	0	31500	0	31500	31500	0	0	31500	31500
2016	Vacant Comm	31500	0	0	31500	0	31500	31500	0	0	31500	31500
2015	Vacant Comm	31500	0	0	31500	0	31500	31500	0	0	31500	31500
2014	Vacant Comm	31500	0	0	31500	0	31500	31500	0	0	31500	31500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.73	31798.8

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	187000	Vac	U-OLD SALE - UNQUALIFIED	3233	1261	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2246	MS
1986-12-01	277300	Vac	U-OLD SALE - UNQUALIFIED	1644	2588	MS

Parcel: 05900-004-006**Search Date: 6/20/2019 at 4:14:44 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	UNREC'D S/D LYING S US-441 BY CHANCE ENG & DENMAN PARCEL F-6
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		COM NW COR LOT 29 DRY CREEK E 407.58 FT POB E 133.09 FT N 12 DEG E
Location:			1041.13 FT TO S R/W US-441 NWLY ALG R/W 131.90 FT S 12 DEG W 1106.84
Sec-Twn-Rng:	28-08-19		POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG
Property Use:	01000 - VACANT COMM		7) OR <u>4663/1237</u>
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2017	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2016	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2015	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2014	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.83	36154.8

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	240100	Vac	U-OLD SALE - UNQUALIFIED	3233	1263	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2251	MS
1988-08-01	89900	No	U-OLD SALE - UNQUALIFIED	1707	1464	WD
1987-02-01	357000	Vac	U-OLD SALE - UNQUALIFIED	1651	2322	MS

Parcel: 05900-004-007**Search Date: 6/20/2019 at 4:16:03 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	UNRECD S/D S OF US-441 BY CHANCE ENG DENMAN PARCEL G-7 COM NW COR LOT 29 DRY CREEK E 327.66 FT POB E 79.92 FT N 12 DEG E 1106.84 FT TO S R/W US-441 NWLY ALG R/W 78.86 FT S 12 DEG W 1144.77 FT POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	23700	0	0	23700	0	23700	23700	0	0	23700	23700
2017	Vacant Comm	23700	0	0	23700	0	23700	23700	0	0	23700	23700
2016	Vacant Comm	23700	0	0	23700	0	23700	23700	0	0	23700	23700
2015	Vacant Comm	23700	0	0	23700	0	23700	23700	0	0	23700	23700
2014	Vacant Comm	23700	0	0	23700	0	23700	23700	0	0	23700	23700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.55	23958

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	151200	Vac	Q-OLD SALE - QUALIFIED	3233	1265	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2255	MS
1987-03-01	224700	Vac	U-OLD SALE - UNQUALIFIED	1656	578	MS

Parcel: 05900-004-008**Search Date: 6/20/2019 at 4:16:26 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	UNREC'D S/D S US-441 BY CHANCE ENG & DENMAN COM NW COR LOT 29
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		DRY CREEK E 156.94 FT TO POB E 170.72 FT N 12 DEG E 1144.77 FT W ALG
Location:			HWY 167.70 FT S 12 DEG W 1221.99 FT TO POB (LESS THAT PART OF
Sec-Twn-Rng:	28-08-19		CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	54800	0	0	54800	0	54800	54800	0	0	54800	54800
2017	Vacant Comm	54800	0	0	54800	0	54800	54800	0	0	54800	54800
2016	Vacant Comm	54800	0	0	54800	0	54800	54800	0	0	54800	54800
2015	Vacant Comm	54800	0	0	54800	0	54800	54800	0	0	54800	54800
2014	Vacant Comm	54800	0	0	54800	0	54800	54800	0	0	54800	54800

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	1.27	55321.2

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	339700	Vac	Q-OLD SALE - QUALIFIED	3233	1267	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2259	MS
1987-06-01	504600	Vac	U-OLD SALE - UNQUALIFIED	1664	1021	MS

Parcel: 05900-004-009**Search Date: 6/20/2019 at 4:16:52 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	UNREC'D S/D BY CHANCE ENG & DENMAN PARCEL I-9 DESC AS COM NW COR LOT 29 DRY CREEK PB J-23 N 87 DEG E 56.28 FT POB N 87 DEG E 100.66 FT N 12 DEG E 1221.99 FT TO S R/W 441 NWLY ALG R/W 98.45 FT S 12 DEG W 1265.13 FT TO POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2017	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2016	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2015	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800
2014	Vacant Comm	35800	0	0	35800	0	35800	35800	0	0	35800	35800

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.83	36154.8

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	210500	Vac	Q-OLD SALE - QUALIFIED	3233	1269	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2263	MS
1987-07-01	312600	Vac	U-OLD SALE - UNQUALIFIED	1670	1288	MS

Parcel: 05900-004-010**Search Date: 6/20/2019 at 4:17:20 PM**

Taxpayer:	NATURAL VALLEY HARVEST LTD	Legal:	UNREC'D S/D BY CHANCE ENG & DENMAN PARCEL J-10 DESC AS COM NW COR LOT 29 DRY CREEK PB J-23 POB S 87 DEG W 5.06 FT TO E R/W TURKEY CREEK BLVD NELY ALG R/W 420.33 FT N 15 DEG E ALG R/W 275 FT ALG R/W 259.62 FT N 6 DEG E ALG R/W 182 FT NELY ALG R/W 159.98 FT TO S R/W 441 SELY ALG R/W 441 82.53 FT S 12 DEG W 1265.13 FT S 87 DEG W 56.28 FT TO POB (LESS THAT PART OF CREEKSIDE VILLAS AT TURKEY CREEK PB 27 PG 7) OR <u>4663/1237</u>
Mailing:	632 TURKEY CREEK ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	28-08-19		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	26700	0	0	26700	0	26700	26700	0	0	26700	26700
2017	Vacant Comm	26700	0	0	26700	0	26700	26700	0	0	26700	26700
2016	Vacant Comm	26700	0	0	26700	0	26700	26700	0	0	26700	26700
2015	Vacant Comm	26700	0	0	26700	0	26700	26700	0	0	26700	26700
2014	Vacant Comm	26700	0	0	26700	0	26700	26700	0	0	26700	26700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1000	VACANT COMMERCIAL	PUD	PUD	1	0.62	27007.2

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-02-14	275000	Vac	05-Qualified, Multi Trans	4663	1237	MS
2005-10-05	149700	Vac	Q-OLD SALE - QUALIFIED	3233	1271	DD
2000-04-14	100	Vac	U-OLD SALE - UNQUALIFIED	2288	2268	MS
1987-09-01	221200	Vac	U-OLD SALE - UNQUALIFIED	1674	2881	MS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 001		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IN SEC 27 & 28 COM NW COR LOT 29 DRY
CREEK PB J-23 N
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	37,900	0	37,900	313.92
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	37,900	0	37,900	46.63
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	37,900	0	37,900	56.85
SCHL DISCRNRY & CN (S01)	0.7480	37,900	0	37,900	28.35
SCHL GENERAL	4.0160	37,900	0	37,900	152.21
SCHOOL VOTED (S01)	1.0000	37,900	0	37,900	37.90
SUWANNEE RIVER WATER MGT DIST	0.3948	37,900	0	37,900	14.96
17 CITY OF ALACHUA	5.3900	37,900	0	37,900	204.28

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$855.10

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$938.44

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027039

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 001	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Feb 28, 2019	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 002		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IN SEC 27 & 28 COM NW COR LOT 29 DRY
CREEK PB J-23 N
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	31,900	0	31,900	264.22
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	31,900	0	31,900	39.25
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	31,900	0	31,900	47.85
SCHL DISCRNRY & CN (S01)	0.7480	31,900	0	31,900	23.86
SCHL GENERAL	4.0160	31,900	0	31,900	128.11
SCHOOL VOTED (S01)	1.0000	31,900	0	31,900	31.90
SUWANNEE RIVER WATER MGT DIST	0.3948	31,900	0	31,900	12.59
17 CITY OF ALACHUA	5.3900	31,900	0	31,900	171.94

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$719.72

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$803.06

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027040

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 002	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**
☐ **Feb 28, 2019** \$0.00

☐
☐
☐
☐
☐

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 003		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IN SEC 27 & 28 COM NW COR LOT 29 DRY
CREEK PB J-23 N
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	38,400	0	38,400	318.06
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	38,400	0	38,400	47.24
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	38,400	0	38,400	57.60
SCHL DISCRNRY & CN (S01)	0.7480	38,400	0	38,400	28.72
SCHL GENERAL	4.0160	38,400	0	38,400	154.21
SCHOOL VOTED (S01)	1.0000	38,400	0	38,400	38.40
SUWANNEE RIVER WATER MGT DIST	0.3948	38,400	0	38,400	15.16
17 CITY OF ALACHUA	5.3900	38,400	0	38,400	206.98

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$866.37

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$949.71

If Paid By
Please Pay

Feb 28, 2019
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027041

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 003	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Feb 28, 2019	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 004		1700

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

SIN SEC 27 & 28 COM NW COR LOT 29 DRY
CREEK PB J-23 N
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	39,200	0	39,200	324.69
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	39,200	0	39,200	48.23
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	39,200	0	39,200	58.80
SCHL DISCRNRY & CN (S01)	0.7480	39,200	0	39,200	29.32
SCHL GENERAL	4.0160	39,200	0	39,200	157.43
SCHOOL VOTED (S01)	1.0000	39,200	0	39,200	39.20
SUWANNEE RIVER WATER MGT DIST	0.3948	39,200	0	39,200	15.48
17 CITY OF ALACHUA	5.3900	39,200	0	39,200	211.29
TOTAL MILLAGE					22.5620
AD VALOREM TAXES					\$884.44

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$967.78

If Paid By Please Pay	Feb 28, 2019				
	\$0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027042

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 004	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
<input checked="" type="checkbox"/> Feb 28, 2019	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 005		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IN SEC 27 & 28 COM NW COR LOT 29 DRY
CREEK PB J-23 RU
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	31,500	0	31,500	260.91
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	31,500	0	31,500	38.75
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	31,500	0	31,500	47.25
SCHL DISCRNRY & CN (S01)	0.7480	31,500	0	31,500	23.56
SCHL GENERAL	4.0160	31,500	0	31,500	126.50
SCHOOL VOTED (S01)	1.0000	31,500	0	31,500	31.50
SUWANNEE RIVER WATER MGT DIST	0.3948	31,500	0	31,500	12.44
17 CITY OF ALACHUA	5.3900	31,500	0	31,500	169.79

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$710.70

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$794.04

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027043

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 005	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**

<input checked="" type="checkbox"/>	Feb 28, 2019	\$0.00
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 006		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

UNREC'D S/D LYING S US-441 BY CHANCE
ENG & DENMAN PAR
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	35,800	0	35,800	296.53
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	35,800	0	35,800	44.04
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	35,800	0	35,800	53.70
SCHL DISCRNRY & CN (S01)	0.7480	35,800	0	35,800	26.78
SCHL GENERAL	4.0160	35,800	0	35,800	143.77
SCHOOL VOTED (S01)	1.0000	35,800	0	35,800	35.80
SUWANNEE RIVER WATER MGT DIST	0.3948	35,800	0	35,800	14.13
17 CITY OF ALACHUA	5.3900	35,800	0	35,800	192.96

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$807.71

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$891.05

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027044

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 006	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**

☐ **Feb 28, 2019** \$0.00

☐

☐

☐

☐

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 007		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

UNRECD S/D S OF US-441 BY CHANCE ENG
DENMAN PARCEL G-
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	23,700	0	23,700	196.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	23,700	0	23,700	29.16
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	23,700	0	23,700	35.55
SCHL DISCRNRY & CN (S01)	0.7480	23,700	0	23,700	17.73
SCHL GENERAL	4.0160	23,700	0	23,700	95.18
SCHOOL VOTED (S01)	1.0000	23,700	0	23,700	23.70
SUWANNEE RIVER WATER MGT DIST	0.3948	23,700	0	23,700	9.36
17 CITY OF ALACHUA	5.3900	23,700	0	23,700	127.74

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$534.72

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$618.06

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027045

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 007	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**

<input checked="" type="checkbox"/>	Feb 28, 2019	\$0.00
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 008		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

UNREC'D S/D S US-441 BY CHANCE ENG &
DENMAN COM NW CO
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	54,800	0	54,800	453.90
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	54,800	0	54,800	67.42
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	54,800	0	54,800	82.20
SCHL DISCRNRY & CN (S01)	0.7480	54,800	0	54,800	40.99
SCHL GENERAL	4.0160	54,800	0	54,800	220.08
SCHOOL VOTED (S01)	1.0000	54,800	0	54,800	54.80
SUWANNEE RIVER WATER MGT DIST	0.3948	54,800	0	54,800	21.64
17 CITY OF ALACHUA	5.3900	54,800	0	54,800	295.37

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$1,236.40

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$1,319.74

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027046

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 008	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**

<input checked="" type="checkbox"/>	Feb 28, 2019	\$0.00
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 009		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

UNREC'D S/D BY CHANCE ENG & DENMAN
PARCEL I-9 DESC AS
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	35,800	0	35,800	296.53
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	35,800	0	35,800	44.04
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	35,800	0	35,800	53.70
SCHL DISCRNRY & CN (S01)	0.7480	35,800	0	35,800	26.78
SCHL GENERAL	4.0160	35,800	0	35,800	143.77
SCHOOL VOTED (S01)	1.0000	35,800	0	35,800	35.80
SUWANNEE RIVER WATER MGT DIST	0.3948	35,800	0	35,800	14.13
17 CITY OF ALACHUA	5.3900	35,800	0	35,800	192.96

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$807.71

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$891.05

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027047

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 009	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**
☐ **Feb 28, 2019** \$0.00

☐
☐
☐
☐
☐

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05900 004 010		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

UNREC'D S/D BY CHANCE ENG & DENMAN
PARCEL J-10 DESC A
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	26,700	0	26,700	221.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	26,700	0	26,700	32.85
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	26,700	0	26,700	40.05
SCHL DISCRNRY & CN (S01)	0.7480	26,700	0	26,700	19.97
SCHL GENERAL	4.0160	26,700	0	26,700	107.23
SCHOOL VOTED (S01)	1.0000	26,700	0	26,700	26.70
SUWANNEE RIVER WATER MGT DIST	0.3948	26,700	0	26,700	10.54
17 CITY OF ALACHUA	5.3900	26,700	0	26,700	143.91

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$602.40

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$685.74

If Paid By
Please Pay **Feb 28, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1027048

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
05900 004 010	Unassigned Location RE	

CFJ PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

IF PAID BY **PLEASE PAY**

<input type="checkbox"/> Feb 28, 2019	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

DATE: June 27, 2019

PROJECT NO: 18-0431

DESCRIPTION FOR: TURKEY CREEK GOLF PLAZA

A PARCEL OF LAND LYING IN SECTIONS 27 & 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AT THE NORTHWEST CORNER OF DRY CREEK, AS RECORDED IN PLAT BOOK 'J', PAGE 23, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID MONUMENT BEING ON EASTERLY LINE OF TURKEY CREEK BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 1116, PAGE 479, OF SAID PUBLIC RECORDS, AND BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2395.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID EASTERLY LINE, AN ARC DISTANCE OF 418.27 FEET, THROUGH AN ARC ANGLE OF 10°00'23", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 10°54'58" EAST, 417.74 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AT THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE SAID EASTERLY LINE NORTH 15°55'10" EAST, A DISTANCE OF 275.00 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AND THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1505.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID EASTERLY LINE, AN ARC DISTANCE OF 204.56 FEET, THROUGH AN ARC ANGLE OF 07°47'16", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°01'32" EAST, 204.40 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE SOUTH 70°29'10" EAST, A DISTANCE OF 53.18 FEET; THENCE SOUTH 80°58'19" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 66°40'39" EAST, A DISTANCE OF 41.37 FEET; THENCE SOUTH 75°58'56" EAST, A DISTANCE OF 201.48 FEET; THENCE SOUTH 86°38'04" EAST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 75°12'45" EAST, A DISTANCE OF 92.13 FEET; THENCE SOUTH 48°00'43" EAST, A DISTANCE OF 226.21 FEET; THENCE SOUTH 66°59'53" EAST, A DISTANCE OF 153.48 FEET; THENCE SOUTH 55°34'30" EAST, A DISTANCE OF 261.01 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2288, PAGE 2230 OF SAID PUBLIC RECORDS; THENCE NORTH 12°25'50" EAST, ALONG THE SAID EASTERLY LINE, A DISTANCE OF 332.40 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (A 200' RIGHT OF WAY), SAID POINT AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2288, PAGE 2230 OF SAID PUBLIC RECORDS AND BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1143.57 FEET, THROUGH AN ARC ANGLE OF 11°44'35", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 63°22'57" WEST, 1141.57 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 745.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED EASTERLY LINE OF TURKEY CREEK BOULEVARD, A DISTANCE OF 160.54 FEET, THROUGH AN ARC ANGLE OF 12°20'48", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 12°10'34" WEST, 160.23 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075); THENCE SOUTH 06°00'10" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 182.00 FEET TO A 4"x4" CONCRETE MONUMENT (C&E INC. LB 5075) AT THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1505.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, A DISTANCE OF 55.92 FEET, THROUGH AN ARC ANGLE OF 2°07'45", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 07°04'02" W, 55.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.25 ACRES, MORE OR LESS.

October 17, 2019

Adam Hall, Planner
City of Alachua
PO Box 9
Alachua, Florida 32616

RE: The Golf Plaza

Dear Adam:

Please find attached four (4) copies of the following items for review and approval of the above-referenced project:

- Authorized Agent Affidavit;
- Site Plan Review Application;
- Alachua County Property Appraiser Information;
- Warranty Deed;
- Proof of Tax Payment;
- Legal Description;
- Traffic Impact Analysis;
- Neighborhood Workshop Materials;
- Alachua County Wetland Self Certification;
- Concurrency Impact Analysis;
- Analysis of Consistency with the CoA Comprehensive Plan;
- Signed and Sealed Fire Flow Calculations;
- Signed and Sealed Stormwater Report;
- Signed and Sealed Development Plan Sheets; and
- CD containing all PDFs.

We submit these items along with this letter as a means to address your comments from August 22, 2019.

City of Alachua Comments:

A. Comprehensive Plan Consistency

1. Future Land Use Element, Policy 1.3.d.1- See attached review comments from Brian Kanely, P.E., Sr. Traffic Engineer of Volkert, Inc.

New Comment: Please see revised comments from Brian Kanely in an email dated August 12, 2019.

- **Responses to Volkert comments below.**

B. Concurrency Impact Analysis

1. Traffic study appears to report a higher average daily trip count than provided in concurrency report. Please address.

New Comment: Traffic Study indicates daily trips of 1,948 and PM peak trips of 162. Concurrency report indicates daily trips of 748 and PM peak trips of 77. How is 1,948 being calculated in traffic study? Please clarify.

- **Concurrency report has been updated to match traffic study.**

2. If a drive-through restaurant is proposed, please include in trip calculations.

New Comment: Page 2 of response letter states no drive through restaurant is being proposed, yet plans show a drive through facility and floor plan identifies restaurant space. Please clarify. The proposed drive through facility must be removed or included in calculations for traffic generation as it generates significantly more trips than a shopping center use (ITE Lane Use Code 820 for shopping center is 37.75 daily trips per 1,000 square feet gfa. ITE Land Use Code 934 for drive through restaurant is 470.95 daily trips per 1,000 square feet gfa).

- **A 3,330 SF fast-food restaurant with drive-through window has been included in the traffic study. Refer to the attached revised traffic study for details.**

C. Development Standards

2. Section 6.2- Tree protection/landscape/xeriscape standards

- b. Trees provided for mitigation cannot also be used to meet the other landscape requirements. However, Section 6.2.1 (D)(4)(b) states that the up to 25% of the trees provided for landscaping may also be counted towards trees required for mitigation. Please denote on the landscape plans, which trees are being used to meet both landscaping and mitigation trees and those trees being provided solely to meet mitigation.

New Comment: Proposed landscaping plan shows 265 trees being provided to meet landscaping requirements (64 trees being provided for mitigation). The above referenced Section permits up to 25% of the trees required for landscaping to also count towards mitigation. In this instance the maximum amount of trees that could be counted towards both landscaping requirements and tree mitigation would be 66 trees (265 x 0.25). Proposed landscape plan shows 76 trees being used to meet both landscaping and mitigation. Ten additional trees for mitigation required to be provided on site or, If not feasible to provide onsite, a payment may be made under Section 6.2.1 (D) (7).

- **Additional trees for mitigation have been provided.**

- e. Per section 6.2.2 (H), the minimum amount of landscaping for any individual landscaping requirements is 20% of required amount.

New Comment: At least one canopy tree needs to be provided north of Building 3 to meet 20% minimum requirement (5 required, none provided)

- **The utilities located along the arterial frontage/northern perimeter prevent adequate horizontal and vertical clearance for canopy trees to be planted. See alternative compliance notes on sheet LS-1.**

- f. Perimeter buffers provided in accordance with section 6.2.2(D)(3) are not calculated or provided.

New Comment: Need further justification as to why required canopy trees for east perimeter buffer (NW 59th Terrace side) cannot be met (13 trees required, 11 provided = 2 additional canopy trees needed).

- **Additional canopy trees for perimeter buffer requirements have been provided.**

**New Comment: There appears to be some opportunities for providing additional canopy trees along arterial frontage. Additional landscape islands could be provided to accommodate additional canopy trees. Please provide or provide further explanation/justification as why canopy tree provision along arterial buffer cannot be provided.*

- **The utilities located along the arterial frontage/northern perimeter prevent adequate horizontal and vertical clearance for canopy trees to be planted. See alternative compliance note C on sheet LS-1.**

5. Section 6.6.3- Residential Protection Standards

- a. Address Residential Protection Standards found in Section 6.6.3.

New Comment: Response letter indicates this response was provided on photometric sheet. The response was not located. Please provide analysis of proposed site plan with regards to the following:

(1) Hours of operation and deliveries. Hours of operation and deliveries.

(2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

(3) Placement of trash receptacles. Placement of trash receptacles.

- (4) Loading and delivery area. Location of loading and delivery areas.
- (5) Lighting. Lighting location, intensity, and hours of illuminations.
- (6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.
- (8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.
- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.
- (11) Paving and parking areas. Paving to control dust.
- (12) Placement or configuration of site design. Place or configuration of site design.
- **Residential protection standards have been addressed. Refer to cover sheet C0.00 for details.**

d. Please identify location and screening of any mechanical equipment such as HVAC equipment.

New Comment: Please verify through notation or architectural elevations that the HVAC equipment will be screened from view by parapet wall or other means.

- **All HVAC equipment will be roof top mounted and screened by the building's parapet wall.**

e. Delivery hours may be limited to mitigate aural impacts to residential areas.

New Comment: As a condition of site plan approval, deliveries by any vehicle with a Gross Vehicle Weight Rating greater than 22,000 pounds shall be limited to between 7:00am and 7:00pm on week days (Monday through Friday) and to be between 8:00am and 6:00pm on weekend days (Saturday and Sunday).

- **A note has been added to the plans regarding delivery hours. Refer to C0.00 for details.**

6. Section 6.8- Design Standards for Business Uses

b. Per Section 6.8.2 (A) (2) (b) (i), requires an offset at least ten feet in width and 2' in depth every thirty feet or that one of the offset alternatives have been provided. Please review span of Building 2 between control point 3 and 5 as it does not appear the minimum building massing requirement has been met. Unable to verify offset depths from elevations.

New Comment: Building massing requirements not met. There does not appear to be a projection or recess of at least two feet between points 3 and 5. This appears to be also possibly apply to Building 1. Consider utilizing offset alternative as provided in Section 6.8.2 (A) (2) (b) (ii), such as façade color change use of pilasters, or roofline change with material change.

- **The buildings with the 1'-0" step back shall use a design alternate for material/color sections at these locations.**

D. Fire Marshal/Public Services/Outside Engineering Review Comments

1. The applicant must address the comments by Brian Green, Alachua County Fire Rescue in an email dated July 17, 2019 (attached to this memo)

New Comment: Please see revised comments provided by Brian Green, Alachua County Fire Rescue in an email dated August 22, 2019 (attached).

- **Based on a phone call with Brian Green on September 5, 2019, Brian confirmed that the proposed fire hydrants were acceptable as shown on the plans.**

2. The applicant must address the comments provided by Jay Brown, P.E., in a letter dated July 19, 2019.
New Comment: Comment letter is forthcoming and is anticipated to be delivered by outside review no later than Friday, August 23, 2019. These comments will be forwarded when received by the City.
 - **Responses to Jay Brown comments below.**
3. The applicant must comply with all comments provided by the Public Services in a memo dated July 24, 2019 (attached to this memo).
New Comment: Please see revised comments from Public Services in a memo dated August 19, 2019 (attached).
 - **Responses to Public Services comments below.**
4. The applicant must address the comments provided by Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc. in an email dated July 16, 2019 (attached to this memo).
New Comment: Please see revised comments from Brian Kanely in an email dated August 12, 2019 (attached).
 - **Responses to Brian Kanely comments below.**

City of Alachua Public Works Comments

Sheet 2.30

4. Cleanout: DWG C3.10 says that City of Alachua (CoA) maintenance ends at the existing SS lines, meaning CoA is not responsible for maintaining the laterals. Please confirm. If CoA is responsible for maintaining the laterals, the CoA would prefer that tracer wires be added to the laterals.
 - **CoA is not responsible for maintaining the laterals.**

As requested, a detail for a backflow preventer has been added to C2.30. Please confirm that the CoA is responsible to maintain the backflow preventers that are shown on several insets on C3.10. If so, the applicable CoA detail requires freeze protection. The backflow preventers as shown are 1-inch, which are susceptible to freezing. CoA's standard detail requires freeze protection for above ground pipe, but does not call out methods. Suggest that this issue be discussed at the next planning meeting, or call Tom Ridgik @ (352) 418-6162.

- **CoA is not responsible for maintaining backflow preventers. Note, freeze protection has been added.**
5. The revised detail now shown on C2.30 does not call out the trench width. Please add the dimensions called out on the above detail (2 feet 0 inches on either side of the pipe).
 - **Bedding and Trench Detail has been revised. Refer to sheet C2.30 for details.**

Volkert, Inc. Comments

1. In the August 8th response from CHW, page 4, it is stated that the Shopping Center land use provides the best trip generation given the unknown commercial land uses and CHW is not proposing a change to the trip generation. However, on the site plan, page C1.10, proposed building #2 has a menu board and pickup window and shows a line of cars queueing in line, typical for a fast food restaurant. The obvious conclusion is the site plan anticipates a fast food restaurant as a component of the project. I do not see how the responses to the traffic study can state some of the uses are unknown when a fast food restaurant is shown on the site plan. My recommendation is the City either require the traffic study to account for a typical fast food restaurant (6,000 SF) or the site plan be modified to omit the fast food facility. I do not see how the petitioner can have it both ways; show a fast food facility on the site plan but ignore it in the traffic study.
 - **As agreed to by Adam Hall, a 3,330 SF fast-food restaurant with drive-through window was included in the traffic study. This represent 1/3 of the size of the east retail building and is similar in size to other Alachua City restaurants that provide drive-thru windows.**

2. In the August 8th response, it is stated that FDOT has approved the right in/right out driveway just south of the end of the taper for the southbound acceleration lane on US 441 for traffic exiting Turkey Creek. I recommend that you request FDOT to send you a copy of their response/approval pertaining to the right in/right out driveway. This will provide the ability for you to respond to any citizen/commission inquiries concerning the justification/approval/safety of this driveway.
 - **Acknowledged. FDOT access permit is currently in progress. A copy of the permit will be submitted once received.**
3. With respect to NW 59th Terrace, does a width of 22 feet meet city standards?
 - **The City has made no mention of the width of NW 59th Terrace being substandard.**
4. On page 16 of the traffic study, the box for SBLTR is shaded red, indicating the deficiency occurs to added project trips. There are no SB added trips. The wrong box appears to be shaded red by mistake.
 - **The SBLTR at the intersection of NW 59th Terrace and US HWY 441 shows to operate with a deficiency after project trips are added. This is due to the additional project trips staged in the median opening (eastbound u-turns, and westbound left turns), causing additional delay for southbound drivers.**

JBrown Professional Group Comments

Sheet C0.22

1. There are several trees located within the swale on the eastern right of way that are not called out to be removed. There is proposed earthwork located within this swale that goes directly under the trees. Revise the swales to avoid these trees or provide tree protection around these trees to separate it from the earthwork.
 - **Trees in swale have been called out as to be removed, refer to C0.31 for details.**

Sheet C0.31

1. There are several trees located within the swale on the eastern right of way that are not called out to be removed. There is proposed earthwork located within this swale that goes directly under the trees. Revise the swales to avoid these trees or provide tree protection around these trees to separate it from the earthwork.
 - **Trees in swale have been called out as to be removed.**
2. The 18" sweet gum located on the west end of this sheet is marked for deletion yet is surrounded by tree protection. Please revise.
 - **Tree has been revised to be preserved.**

Sheet C1.10

1. The rip-rap for the basins is turned on, and the basins and pipes are turned off. Please revise to either show the basin outlines or turn off the rip-rap.
 - **Rip rap has been turned off.**
2. Please provide a callout for the type of striping that has been shown to be included at the drive-thru.
 - **Drive-thru striping has been called out as 6" white stripe.**
3. At the crosswalk, there is a label calling out a single 12" white cross walk stripe. Please revise this to state that there should be two (2) 12" white cross walk stripes and specify the separation between the two.
 - **Crosswalk striping label (CW) has been updated in the legend to refer to two (2) 12" crosswalk stripes.**

Sheet C1.11

1. The rip-rap for the basins is turned on, and the basins and pipes are turned off. Please revise to either show the basin outlines or turn off the rip-rap.
 - **Rip rap has been turned off.**

Sheet C2.10

1. The flow arrows located around the drive-thru appear to be facing the wrong way based on the proposed grades. Please revise.
 - **Flow arrows have been revised.**
2. S-16 and S-17 appear on this sheet. Please add these structures into the Stormwater Structure Table.
 - **Structures have been added to the Stormwater Structure Table.**
3. There appears to be a low spot on the western corner of the dumpster pad. Please revise to avoid water pooling up in this location.
 - **Elevations have been revised for positive drainage.**
4. There appears to be two spot elevations directly on top of each other near the start of the sidewalk towards the wetland. Please revise for clarity.
 - **Spot grades have been revised for clarity.**
5. The swale on the northern right of way does not appear to allow for positive discharge. The invert of S-12 is 158.61. The swale rises to 160 just past the swale leading to pooling up of water in this mitered end.
 - **This pipe is located within the FDOT ROW. The project is currently permitting the driveway connection with FDOT, which includes the side drain. A copy of the permit will be submitted once received.**
6. Suggest showing trees on this sheet to show whether any of the grading will affect tree roots.
 - **Existing trees have been turned on for clarity.**

Sheet C2.11

1. Please provide a spot elevation on the south end of the dumpster pad to show how grading will work in this area.
 - **Spot elevation has been added to the dumpster pad to show positive drainage.**
2. Suggest showing trees on this sheet to show whether any of the grading will affect tree roots.
 - **Existing trees have been turned on for clarity.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at daniely@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Daniel Young, P.E.
Director of Engineering, Land Development

N:\2018\18-0431\Engineering\City County\City\Submittals and Comments\1909XX Submittal\LTR 1909XX The Golf Plaza - Response to Comments - City of Alachua.docx

MEMORANDUM

The Golf Plaza

18-0431



To: Fire Review
From: Daniel Young, PE
Date: June 27, 2019
RE: The Golf Plaza – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the Florida Fire Prevention code.

Building data is based on the information provided by the project architect. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The buildings will be protected by a fire sprinkler system.

NFPA Calculations:

Building: **Commercial**
Construction Type: Type II (000)
Largest Fire Flow Area: 10,400 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,250 gpm

Conclusions

Required NFPA Fire Flow: **2,250 gpm.**

Available Fire Flow per Fire Hydrant Flow Test: **10,351.8 gpm**

Hydrant Flow Test Report

Test Date 05/30/2019

Test Time 0904

Location

Turkey Creek between Turkey Creek Blvd.
& NW 59 Terrace along US HWY 441.

Tested by

GATOR FIRE EQUIPMENT
COMPANY
1032 SOUTH MAIN STREET
GAINESVILLE, FL 32601
TESTED BY: J. WISHARD, K.
HAYFORD

Notes

Flowing Turkey Creek Blvd. & US HWY 441 (hydrant 1).
NW 59 Terr. & US HWY 441 (hydrant 2).
Reading Turkey Creek Blvd. & NW 118th Place hydrant

Read Hydrant

65 psi **static pressure**
45 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	1	5.25	.9	15	gpm
#2	1	5.25	.9	18	3626 gpm
#3	1	5.25	.9	15	
#4	1	5.25	.9	17	3052 gpm
				Total	6678 gpm

Flow Graph

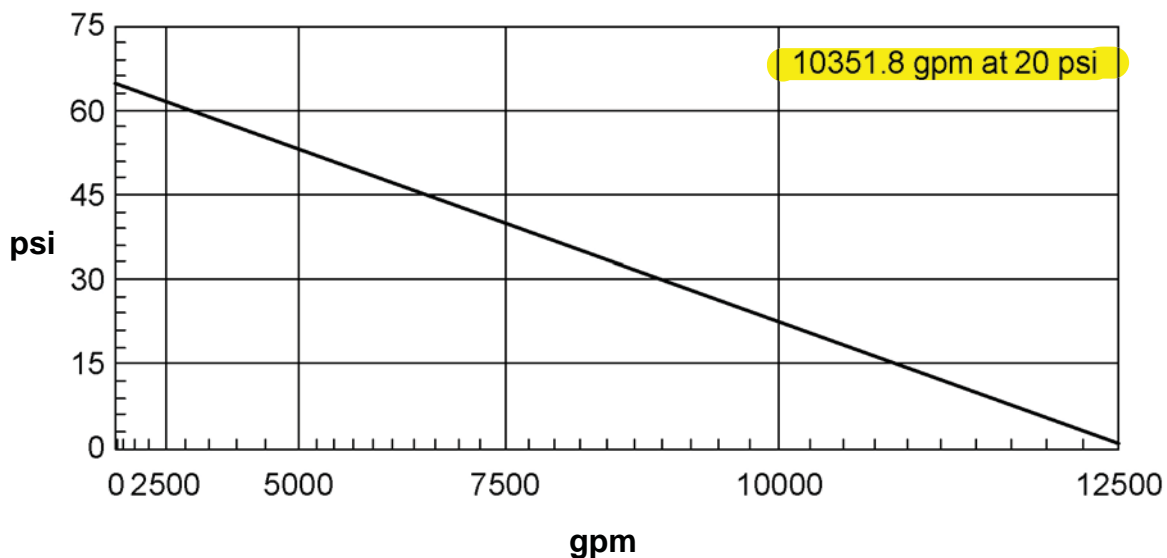


Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	3
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	4
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION



To: The Neighbors of Turkey Creek
From: Craig Brashier, AICP, Director of Planning
Date: Tuesday, April 9, 2019
RE: Neighborhood Meeting Public Notice

18-0431

A Neighborhood Meeting will be held to discuss a Site Plan application on ±8.25-acres (Alachua County Tax Parcels 05900-004-001 through 05900-004-010) located south of US 441, west of NW 59th Terrace, and east of Turkey Creek Boulevard. The intent of the application is to develop retail sales and service uses, one or more restaurants, and office space.

Date: Wednesday, April 24, 2019
Time: 6:00 p.m.
Place: CHW
11801 Research Dr.
Alachua, FL 32615
Contact: Craig Brashier, AICP, Director of Planning
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

05900-040-019
SARAZIN & TOMLINSON W/H
350 TURKEY CREEK
ALACHUA, FL 32615

05900-040-004
SIMMONS & SIMMONS ET UX
768 TURKEY CREEK
ALACHUA, FL 32615

05900-004-008
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-001
LARSON CARL B & DORIS C
774 TURKEY CREEK
ALACHUA, FL 32615

05900-004-004
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-017
SHALLIS PATRICK & THERESA
840 TURKEY CREEK
ALACHUA, FL 32615

05900-040-002
LARSON JANICE L
775 TURKEY CREEK
ALACHUA, FL 32615

05886-000-000
LAND O'SUN MANAGEMENT CORP
3715 NW 97TH BLVD # A
GAINESVILLE, FL 32606-5066

05900-040-010
COOK RUSSELL L & JANICE L
818 TURKEY CREEK
ALACHUA, FL 32615

05900-040-013
MULLEE GARRETT R JR & NANCY C
942 TURKEY CREEK
ALACHUA, FL 32615

05900-002-029
CAIN JEANETTE T TRUSTEE
14246 PINE VALLEY RD
ORLANDO, FL 32826

05900-040-007
DEVINE & WEBER
308 TURKEY CREEK
ALACHUA, FL 32615

05900-040-090
LARSON BARBRA C
776 TURKEY CREEK
ALACHUA, FL 32615

05900-004-006
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-004-007
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-005
BOSWELL WILLIAM F & JOYCE E
787 TURKEY CREEK
ALACHUA, FL 32615

05886-002-000
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

05900-040-000
TURKEY CREEK MASTER OWNERS AS
4400 NW 36TH AVE
GAINESVILLE, FL 32606

05900-040-008
METZGER THOMAS F & LAURA J
6114 NW 118TH PL
ALACHUA, FL 32615

05885-010-007
TIDEWATER PROPERTIES LLC
527 TURKEY CREEK
ALACHUA, FL 32615

05900-040-021
ASSAD & GREGOIRE & GREGOIRE
396 TURKEY CREEK
GAINESVILLE, FL 32615

05886-001-000
LAND O'SUN MANAGEMENT CORP
3715 NW 97TH BLVD # A
GAINESVILLE, FL 32606-5066

05900-040-011
YOUNGBLOOD JANIS D
648 TURKEY CREEK
ALACHUA, FL 32615

05900-040-012
WELLS & WELLS TRUSTEE
PO BOX 1306
ALACHUA, FL 32616

05900-004-005
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-004-001
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05896-000-000
TANNER MAUDE
6101 NW 120TH LN LOT 65
GAINESVILLE, FL 32653

05900-040-015
GEDNEY EVA M TRUSTEE
510 TURKEY CREEK
ALACHUA, FL 32615

05900-002-005
RYALS PROPERTY HOLDINGS LLC
1111 SE 22ND AVE
GAINESVILLE, FL 32641

05900-004-003
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-004-010
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05896-001-000
MAGURA MARK & DIETRA
6101 NW 120TH LN LOT 63
GAINESVILLE, FL 32653-7894

05900-040-020
THOMAS ANGELA L
28 TURKEY CREEK
ALACHUA, FL 32615

05900-040-009
GIGANTE JEAN SHIRLEY
799 TURKEY CREEK
ALACHUA, FL 32615

05900-004-002
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-016
SOWELL KUTONYA L
378 TURKEY CREEK
ALACHUA, FL 32615

05900-004-009
NATURAL VALLEY HARVEST LTD
632 TURKEY CREEK
ALACHUA, FL 32615

05900-040-014
THOMPSON CRYSTAL
328 TURKEY CREEK
ALACHUA, FL 32615

05900-040-003
BLUMBERG MARA E TRUSTEE
11421 NW 120TH TER
ALACHUA, FL 32615

05900-040-018
DAVE MILAN N & NIMISHA M
812 TURKEY CREEK
ALACHUA, FL 32615

05900-040-006
WILKENING ROSE E
785 TURKEY CREEK
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Tamara Robbins
PO Box 2317
Alachua FL 32616

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

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

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Newspaper Advertisement

NATION & WORLD

Those in US illegally push for license to drive

By Claudia Torrens
and Michael Hill
The Associated Press

ALBION, N.Y. — Dairy farm worker Luis Jiménez gambles every time he drives without a license. Even a minor traffic stop could alert immigration agents that he is in the country illegally and lead to deportation.

But in the wide open spaces of upstate New York's farm country, supermarkets and job sites are often too far away for walking, there's not always somebody around to give you a ride, and catching a city bus or subway just isn't an option.

"Necessity forces us to take a risk," Jiménez said in Spanish as he drove home recently. "We have to work, we have to buy food. Sometimes we get sick and workers like me can't drive to a hospital, can't buy medicine. But I feel I need to take the risk so that my kids and my family can have a better life."

In New York and elsewhere, the idea of extending new privileges to those without legal immigration status has been resisted. But a renewed push across the country to allow them to get driver's licenses resonates strongly among those who make their living in the rural crop fields, dairy farms and fruit orchards where the need for everyday transportation can be the greatest.

Apple orchard worker Eladio Beltran, who is facing deportation after a traffic stop, says licenses also could alleviate the constant fear workers like him live under.

"We don't feel safe," Beltran said. "If you are in a vehicle and you see a cop, you know any time he can turn his lights on. And you end up arrested; you end up in Mexico."

Immigrants and their advocates have already gotten access to such licenses in a dozen states including California,

Colorado and Illinois, some of them accepting state tax returns as identification. They are now targeting roughly a half-dozen states where they see a friendlier political landscape this year. They include Wisconsin and New Jersey, where Democratic governors succeeded Republicans, and New York, where Democrats now are in total control of the Legislature.

"Now there's a new urgency to really try to get this done, and there is new political opportunity," said Christine Neumann-Ortiz, executive director of Voces de la Frontera, an immigrant advocacy group based in Milwaukee.

The laws could give state-level protection to immigrants who fear more aggressive enforcement by federal immigration agents under the Trump administration. Bolstering those fears is the impending departure of the Trump administration's Secretary of Homeland Security Kirstjen Nielsen,

who had been viewed as resistant to some of the harshest immigration measures supported by Trump and his aides.

Advocates say police would still be able to view drivers' past infractions, but they say immigrants producing a valid license will be less likely to face further questions and contact with federal agents.

In New York, farmworkers make up only about 10,000 of the estimated 265,000 immigrants without legal documents expected to get driver's licenses, according to the Fiscal Policy Institute. But they might get the most use out of licenses.

Ismael Castellanos is driven a mile daily from the home he shares with four other immigrant workers to the dairy farm where he cares for calves. Trips for a carton of milk or a dozen eggs can be more problematic, and pricey. The nearest grocery store is 8 miles away, and he pays people with



Ismael Castellanos feeds calves on a dairy farm where he works, in Bethany, New York, on March 20. (MICHAEL HILL/THE ASSOCIATED PRESS)

cars between \$30 and \$40 per trip.

"You have to call the person and ask which afternoon he has off so he can drive you, so you do grocery shopping that day," Castellanos said in Spanish.

Castellanos, Beltran and Jiménez spoke to The Associated Press on the condition that names of the farms where they work are not disclosed. They are part of a group called

Alianza Agrícola, which is lobbying for the license law in New York.

It's unclear whether attitudes have changed much in New York since 2007, when then-Gov. Eliot Spitzer attempted to adopt such a license measure but was forced to back off amid withering political opposition. A poll from Siena College last month found New York residents still opposing the idea by almost 2 to 1.

US declares Iran's guard force a 'terrorist organization'

By Matthew Lee
The Associated Press

WASHINGTON — The United States on Monday designated Iran's Revolutionary Guard a "foreign terrorist organization" in a move to increase pressure on the country that could also have significant military, diplomatic and economic implications throughout the Middle East and beyond.

It is the first time that the U.S. has designated a part of another government as a terrorist organization. The designation could spark Iranian retaliation as well as open hundreds of foreign companies and business executives to U.S. travel bans and possible prosecution for sanctions violations. It may also affect the ability of American diplomats and military officers to engage with key Mideast actors, notably in Iraq and Lebanon.

"This unprecedented step, led by the Department of State, recognizes the reality that Iran is not only a state sponsor of terrorism, but that the IRGC actively participates in, finances and promotes terrorism as a tool of statecraft," President Donald Trump said.

Secretary of State Mike Pompeo said the move is part of an effort to put "maximum pressure" on Iran to end its support for terrorist plots and militant activity that destabilizes the Middle East. Speaking to reporters, he rattled off a list of attacks dating to the 1980s for which the U.S. holds Iran and the IRGC responsible, beginning with the attacks on the Marine Corps barracks in Beirut, Lebanon in 1983.

"With this designation, the Trump administration is simply recognizing a basic reality," Pompeo said.

The designation blocks any assets that IRGC entities may have in U.S. jurisdictions and bars Americans from any transactions with it. When it takes effect next week, it will allow the U.S. to deny entry to people found to have provided the Guard with "material support" or prosecute them for sanctions violations. That could include European and Asian companies and businesspeople who deal

with the Guard's many affiliates.

"It makes crystal clear the risks of conducting business with, or providing support to, the IRGC," Trump said. "If you are doing business with the IRGC, you will be bankrolling terrorism."

Pompeo said the action should serve as a warning to corporate lawyers to ensure any business their companies do in Iran is not with any entity affiliated with the Guard. "If you're the general counsel for a European financial institution today, there is more risk," he said.

The IRGC is a paramilitary organization formed in the wake of Iran's 1979 Islamic Revolution to defend the government. The force answers only to Iran's supreme leader, operates independently of the regular military and has vast economic interests across the country. The U.S. estimates it may control or have a significant influence over up to 50% of the Iranian economy, including non-military sectors like banking and shipping.

Iran immediately responded with its Supreme National Security Council designating the U.S. Central Command, also known as CENTCOM, and all its forces as terrorist, and labeling the U.S. a "supporter of terrorism."

The Council denounced the U.S. decision as "illegal and dangerous" and said the U.S. government would be responsible for all "dangerous repercussions" of its decision. It defended the IRGC, which has fought Islamic State fighters, as being a force against terrorism.

Reaction from those who favor tougher engagement with Iran was quick and welcoming.

"Thank you, my dear friend, US President Donald Trump," Israeli Prime Minister Benjamin Netanyahu said in a tweet, a day before what could be a close election. "Thank you for answering another of my important requests that serves the interests of our countries and of countries in the region." Sen. Ted Cruz, R-Texas, called the action an "overdue" but essential step that should be followed by additional sanctions.

Rep. Michael McCaul of Texas, top Republican on the House Foreign Affairs Committee, said the designation "ends the facade that the IRGC is part of a normal military."

However, critics of Trump's harsh Iran policy denounced the decision as a prelude to conflict.

"This move closes yet another potential door for peacefully resolving tensions with Iran," said Trita Parsi, the founder of the National Iranian American Council. "Once all doors are closed, and diplomacy is rendered impossible, war will essentially become inevitable."

American military commanders were planning to warn U.S. troops remaining in Iraq, Syria and elsewhere in the region of the possibility of retaliation. Aside from Iraq, where some 5,200 American troops are stationed, and Syria, where some U.S. 2,000 troops remain, the U.S. 5th Fleet, which operates in the Persian Gulf from its base in Bahrain, and the Al Udeid Air Base in Qatar, are potentially at risk.

Trump: Uganda must capture kidnappers of freed US tourist

By Rodney Muhumza
and Amanda Lee Myers
The Associated Press

KAMPALA, Uganda — U.S. President Donald Trump on Monday urged Uganda to find the kidnappers of an American tourist who has been freed amid conflicting reports over whether a ransom was paid for her release.

Kim Endicott of Costa Mesa, California, was released by her abductors over the weekend and was to be turned over to the U.S. ambassador Monday, Ugandan police said.

Endicott and her Ugandan driver were both safe after the five-day ordeal. They were taken from Queen Elizabeth National Park across the border to Congo, according to Ugandan authorities.

Trump pressed Uganda's government to capture the culprits Monday.

"Uganda must find the kidnappers of the American Tourist and guide before people will feel safe in going there. Bring them to justice openly and quickly!" he tweeted.

Over the weekend, Trump tweeted that he was pleased the tourist and guide had been released.

Ugandan police spokesman Fred Enanga said he did not believe a ransom had been paid.

"I have indicated to you that we don't do ransom,"

he said Monday at a news conference in the Ugandan capital of Kampala.

A Uganda-based tour official said, however, that a ransom was paid to secure Endicott's freedom. The tourist was released, "not rescued," after money was paid "otherwise she wouldn't be back," said the tourism professional with knowledge of Endicott's trip.

He spoke on condition of anonymity because he was not authorized to speak to the press.

Many officials, including from the U.S. Embassy, were involved in efforts to secure the release of the kidnapping victims, he said. He couldn't say how much was paid or who paid.

Ugandan officials have said the kidnapping victims were rescued from armed kidnappers who are still at large.

Ugandan President Yoweri Museveni said on

Twitter that the security forces "shall deal with these isolated pockets of criminals."

The kidnappers had demanded a \$500,000 ransom after grabbing Endicott and her driver from a group of tourists on an evening game drive on April 2, police said.

"It's completely shocking," Sandy Benton, a friend of Endicott's in Southern California, said Monday. "I never thought anything like this would happen to her."

Benton called Endicott an adventure seeker and world traveler, saying it wasn't surprising that she would travel to Uganda on her own.

"Just prayed for her and hoped for safe return," Benton said. "I'm glad to hear she'll be on her way home soon. I can't imagine how traumatic that was for her. She had to be terrified."

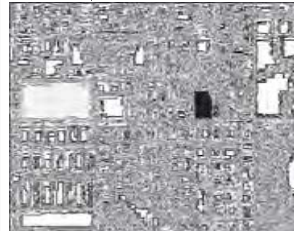
PUBLIC NOTICE



NOTICE OF NEIGHBORHOOD WORKSHOP 10404 SW 24th Avenue Fire Rescue Station

You are invited to attend a neighborhood workshop on Wednesday, April 24, 2019 to discuss a proposed special use permit for an Alachua County Fire Rescue Station to be located at 10404 SW 24th Avenue, on Tax Parcel Number 0666-000-000. The subject property has a Future Land Use designation of Low Density Residential (1-4du/acre), a zoning district of Agriculture (A), and is approximately 2.88 acres. At this neighborhood workshop, the public will have an opportunity to hear about this proposed fire rescue station, ask questions, and provide input.

Proposed Location of Fire Station



NEIGHBORHOOD WORKSHOP DETAILS

DATE: Wednesday, April 24, 2019
TIME: 6:00 p.m. to 7:00 p.m.
LOCATION: Queen of Peace, 10900 SW 24th Avenue, Gainesville, Florida 32607

More Information:
More information about the proposal is available at the address below during normal business hours.
Alachua County Public Works:
5620 NW 120th Lane, Gainesville, Florida 32653
Phone: (352) 548-1224
Staff Contacts: Charles Brecken, County Surveyor

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application on ±9.25-acres (Alachua County Tax Parcels 05900-004-001 through 05900-004-010) located south of US 441, west of NW 59th Terrace, and east of Turkey Creek Boulevard. The intent of the application is to develop retail sales and service uses, one or more restaurants, and office space.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, April 24, 2019

Location: CHW, 11801 Research Dr., Alachua, FL 32615

Contact: Craig Brashler, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

Workshop Presentation




**Turkey Creek
Retail/Office
Site Plan Application**

Neighborhood Meeting
April 24, 2019

1

Meeting Overview



The purpose of the neighborhood meeting:

- The **City of Alachua** requires all **Site Plan applicants** to host a neighborhood meeting prior to application submittal;
- The purpose is **to inform neighbors** of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity **to mitigate concerns** prior to submitting the application.

planning.design.surveying.engineering.construction. professional consultants

2

Public Notification



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: The Neighbors of Turkey Creek
 From: Craig Brashier, AICP, Director of Planning
 Date: Tuesday, April 9, 2019
 RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on ±8.25 acres (Alachua County Tax Parcel 05900-004-001 through 05900-004-010) located south of US 441, west of NW 32nd Terrace, and east of Turkey Creek Boulevard. The intent of the application is to develop retail sales and service uses, and to rezone restaurants, and office space.

Date: Wednesday, April 24, 2019
 Time: 6:00 p.m.
 Place: CHW
 11801 Research Dr.
 Alachua, FL 32016
 Contact: Craig Brashier, AICP, Director of Planning
 (352) 331-1978

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposed development and seek their comments.

NATION & WORLD

Those in US illegally push for license to drive

US declares Iran's guard force a terrorist organization

Trump: Uganda must capture kidnappers of freed US tourist

CHW

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application on ±8.25 acres (Alachua County Tax Parcel 05900-004-001 through 05900-004-010) located south of US 441, west of NW 32nd Terrace, and east of Turkey Creek Boulevard. The intent of the application is to develop retail sales and service uses, one or more restaurants, and office space.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, April 24, 2019
Location: CHW, 11801 Research Dr., Alachua, FL 32016
Contact: Craig Brashier, AICP
Phone Number: (352) 331-1978

CHW
 Professional Consultants

planning.design.surveying.engineering.construction.

professional consultants

3

Application Review Process



	Turkey Creek Homeowner's Association (HOA) Meeting	April 17 th
➔	Neighborhood Meeting	April 24 th
	HOA Meeting	May 15 th
	FDOT Traffic Analysis	May 29 th
	Submit Site Plan Application	May 30 th (Tentative)
	Staff Review	June - September
	Planning & Zoning Board Public Hearing	September 10 th (Tentative)

planning.design.surveying.engineering.construction.

professional consultants

4

Application and Intent



Application:

- **Site Plan** for an ± 8.25 -acres site in the City of Alachua (Alachua County Tax Parcels 05900-004-001 through 05900-004-010).

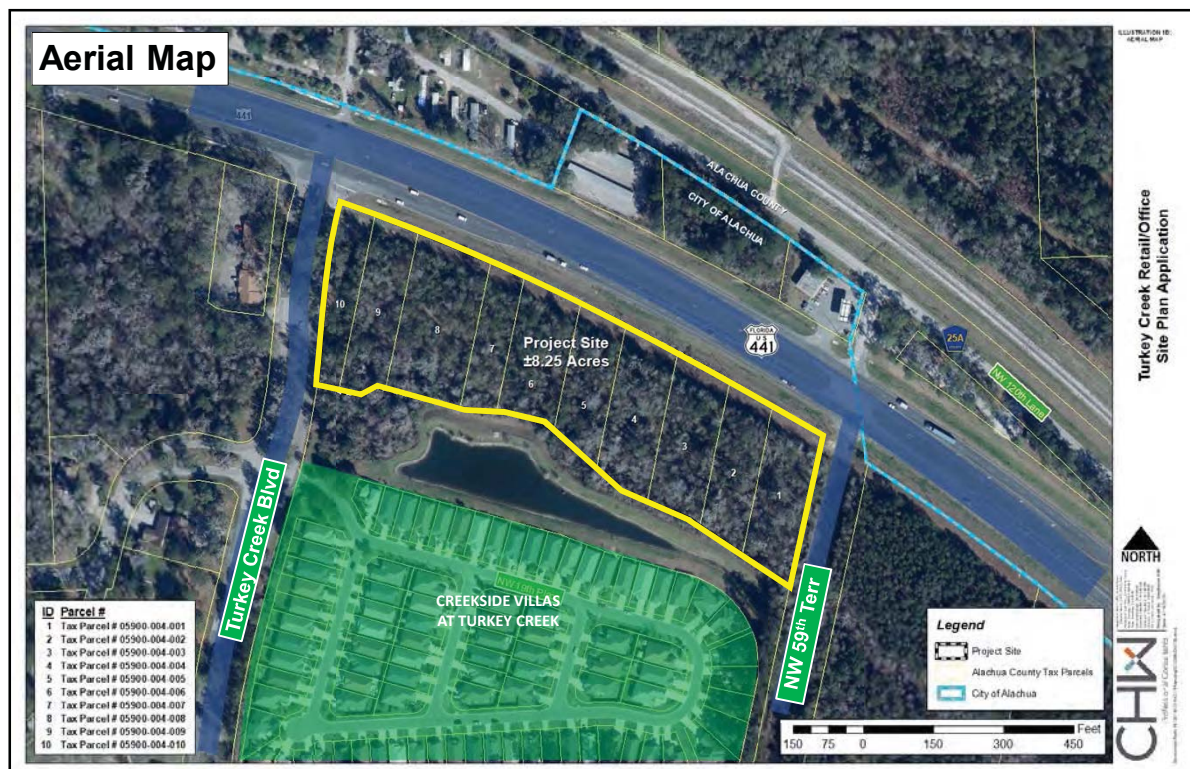
Intent:

- To develop $\pm 18,200$ sq. ft. **retail sales & service uses** and/or **restaurants**, and $\pm 7,800$ sq. ft. **office space**.

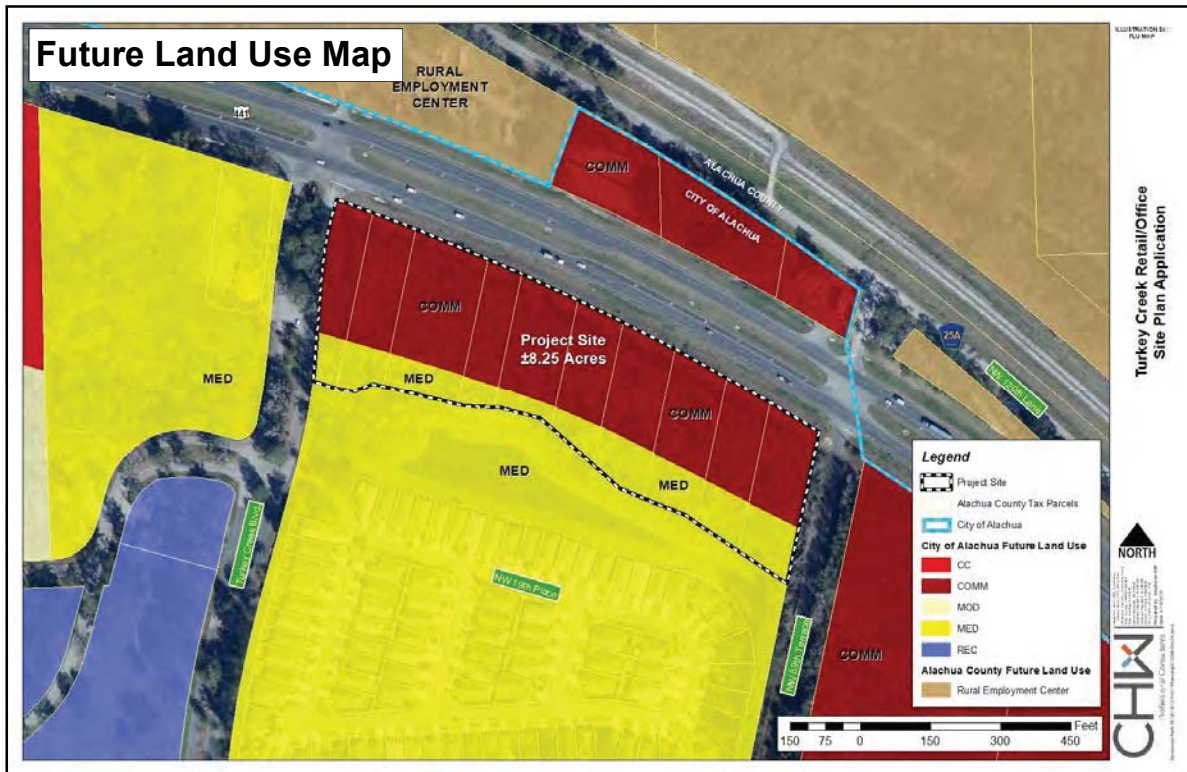
planning.design.surveying.engineering.construction.

professional consultants

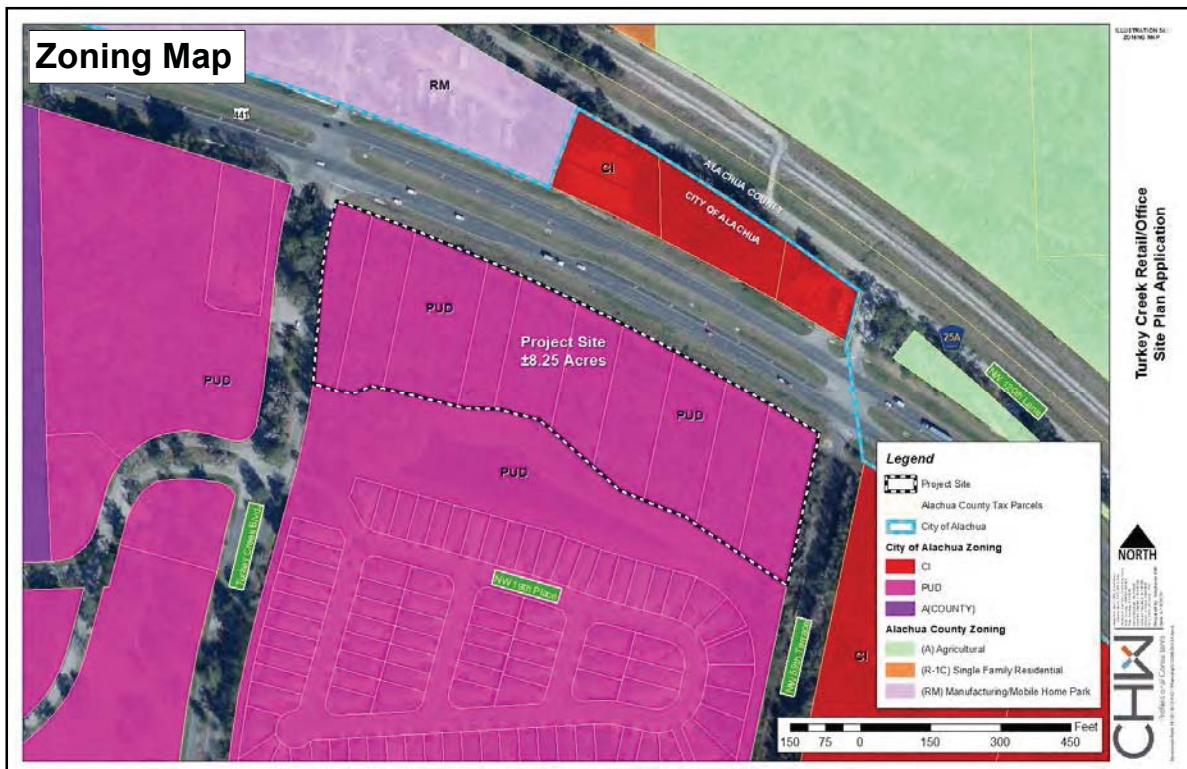
5



6



7



8

Turkey Creek DRI and PUD Ord. 05-07



- The Turkey Creek Development of Regional Impact (DRI) was originally approved in 1982
- The DRI allows $\pm 72,000$ sq. ft. of gross leasable area for non-residential uses
 - Permitted uses include a supermarket, restaurants, general retail and office uses
 - Proposed uses must be consistent with the approved DRI
- PUD Ordinance 05-07 was adopted by the City of Alachua in 2005.
- PUD Ordinance 05-07 covers the proposed non-residential area and the Creekside Villas at Turkey Creek (± 27.7 ac.)
 - 29 Conditions adopted as part of PUD Ordinance 05-07
 - Condition #4 allows up to 72,400 sq. ft. of non-residential uses
 - Condition #9 requires that non-residential uses be consistent with the DRI
 - Condition #14 states that an ingress/egress can be constructed on Turkey Creek Boulevard if approved or requested by the Turkey Creek HOA

planning.design.surveying.engineering.construction.

professional consultants

9



10

Possible Turkey Creek Blvd Connection



Four (4) Possible Access Options:

1. **Full Access*** - Accessible to north and south bound traffic on Turkey Creek Boulevard, Exit on to Turkey Creek Blvd, US 441, or NW 59th Terr.
2. **Right-In Access Only*** - Accessible only to north bound traffic on Turkey Creek Boulevard, Exit on to US 441 or NW 59th Terr.
3. **Pedestrian, Bike, and Golf Cart Access*** - Not accessible to automobile traffic from Turkey Creek Boulevard
4. No Access

**Requires Turkey Creek HOA approval*



planning.design.surveying.engineering.construction.

professional consultants

11

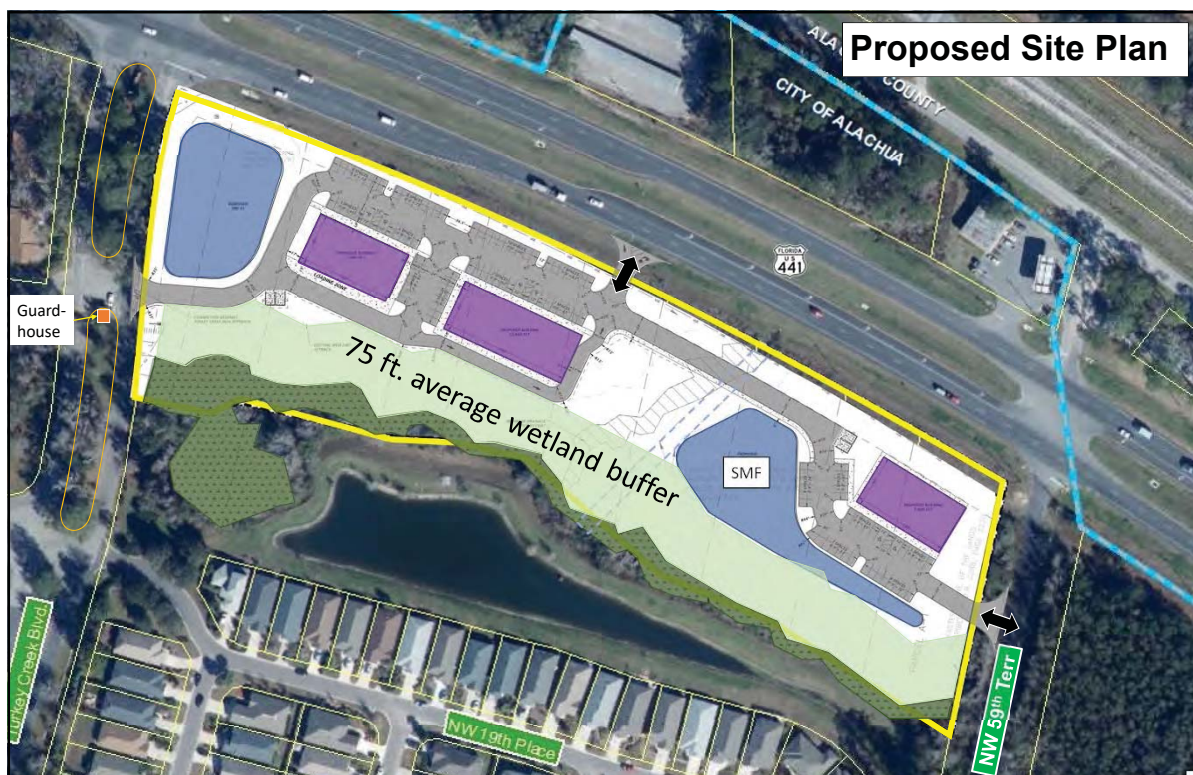
Similar Examples – Arbor Greens



12



13



14



15

Sign-In Sheet

SIGN-IN SHEET

Turkey Creek Retail/Office
18-0431



Event: Neighborhood Meeting
Date/Time: April 24, 2019 at 6 PM
Place: CHW, 11801 Research Drive, Alachua, FL 32615
Re: Turkey Creek Retail/Office – Site Plan Application

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Ross Han Cook	818 Turkey Creek	Ross Han Cook
2	Bill & Joyce Boavel	6144 NW 118th Place 787 Turkey Creek	Joyce Boavel
3	JIM/NANCY EMERY	6040 NW 115 PL	Jim Emery
4	JANIS YOUNGBLOOD	6086 NW 118 PLACE	Janis Youngblood
5	VIM WARNER	12 TURKEY	Vim Warner
6	Joey Kennedy	11405 PALMETTO BLVD	Joey Kennedy
7	Nancy Gary Muller	6066 NW 118 PL	Nancy G. Muller
8	Miles Patterson	6379 NW 106th PL	Miles Patterson
9	Russ PISANO		Russ PISANO
10	JERRY MERIWETHER	6547 NW 106TH PL	Jerry Meriwether
11	Theresa Shallis	6026 NW 118th PL	Theresa C Shallis
12	HUGH ABBOTT ROBBIN ABBOTT	7004 NW 121st AVE	Robbin Abbott
13	Tim Reagy Sara Walker	6831 NW 105th AVE	Sara Walker

14	Jean Gigante	1604 NW 118 PL	Jean Gigante
15	Gunter Hirsch	6109 NW 112 PL	Gunter Hirsch
16	Diane Buehn	6947 NW 121 ST AVE	Diane Buehn
17	Donna Hope	11127 Palmetto	Donna Hope
18	RICK BUEHN	6947 NW 121 ST AVE	Rick Buehn
19	DAN STEWART	11127 PALMETTO	Dan Stewart
20	PEGGY ARNOLD	11136 Palmetto Blvd.	Peggy A. Arnold
21	MARY RODGERS	11046 NW Palmetto Blvd	Mary Rodgers
22	JOHN RODGERS	rodgers15@windstream.net 11046 NW PALMETTO BLVD	John W. Rodgers
23	BOB BURLISON	11633 NW 72 ND TERR.	Bob Burlison
24	Janice Larson	60174 NW 118 TH Place	Janice Larson
25	Barbara Larson	6194 NW 118 TH PL.	Barbara Larson
26	Borie & Dottie Hudson	P.O. BOX 2131, Lake City	Borie & Dottie Hudson
27	Jeremy Thomas	11706 NW 61 ST Terrace	Jeremy Thomas
28	Marge & Pete Ryan	11910 NW 71 ST Lane	Marge & Pete Ryan
29	Helmut Hiller	7411 NW 117 TH Lane	Helmut Hiller
30	Diego Ramirez	4078441924	Diego Ramirez
31	Jacqui Stirling	6488 NW 109 TH PL.	Jacqui Stirling
32	Tony & Cora LANEZ	11511 NW 67 TH Terrace	Tony & Cora LANEZ

33	Patricia Reed	6367 NW 106 th PL	Patricia Reed.
34	Michelle Peppi	6020 NW 115 th PL	Michelle Ruffini
35	Rebecca Hoover	7551 White Oak Rd	REBECCA HOOPER
36	Carol McDermott	11503 PALMETTO BLVD	CAROL MCDERMOTT
37	SUETAN ZOR	659 TURKEY CREEK	Ann G. Zor
38	RALPH TAYLOR	659 Turkey Creek	Ralph Taylor
39	DAVID & KAREN KRESZAK	424 T. C.	Daniel/Karen
40	Diane Wilford	11788 61st Drive	Diane Wilford
41	Robert Wilford	"	Robert Wilford
42			
43			
44			
45			
46			
47			
48			
49			
50			

Workshop Minutes

NEIGHBORHOOD MEETING - MEETING MINUTES

Turkey Creek Retail/Office (18-0431)

Site Plan Application



Date: April 24, 2019
Location: CHW, 11801 Research Drive, Alachua, FL 32615
Notes by: Celeste Lau

Recorded and transcribed by CHW staff.

CHW Attendees – Craig Brashier, AICP; Celeste Lau

Public Attendees – 41

Question: When you say “by-right,” what does that mean?

Response: This project is being developed consistent with the Future Land Use and zoning. The site has a PUD Zoning that allows for the proposed development and uses. No FLU or zoning amendment is necessary for the proposed commercial and office uses.

Question: Is the creek within the project boundary?

Response: A portion of the creek/wetlands is located on the project site. A 75’ average buffer will be provided in accordance with City of Alachua and Alachua County requirements.

Question: On the proposed site plan, who owns the building/property in the northwest corner?

Response: The building/property in the northwest corner is part of the proposed development and is owned by the client.

Question: What does the “SMF” stand for?

Response: “SMF” stands for stormwater management facility.

Question: Why did you put the access point on US 441 in front of the acceleration lane?

Response: US 441 is managed by the Florida Department of Transportation (FDOT). They have strict requirements and guidelines as to the distances between access points and therefore, the access point was located near the center of the site’s frontage. The applicant is currently conducting a traffic study to determine if there is an issue with the access point and if any road improvements are required. The traffic study will provide more insight as to where the best location for the access point will be.

Question: Will there be a traffic light there?

Response: No, FDOT is not requiring a traffic light nor are they requiring a traffic signal analysis.

Question: How tall are the proposed buildings?

Response: The building heights will be one-story.

Question: Let’s assume Turkey Creek does not allow for the Turkey Creek Boulevard access, where would access to the site be?

Response: The proposed development is still viable without the access on Turkey Creek Boulevard. The site will have two other access points: one will be located on US 441 and the other will be on NW 59th Terrace as shown on the development plan.

Question: For the retention ponds, where does the water flow to?

Response: The site has two proposed ponds for the proposed development. Water will flow to the ponds to be treated and be retained. All water runoff from the proposed development must be retained onsite.

Question: Will the 75 ft. average buffer be left as is?

Response: Yes, the wetland buffer will remain in a natural state.

Question: If you're traveling westbound on US 441, you would have to make a U-turn or turn onto Turkey Creek Boulevard to access the site?

Response: If you are travelling westbound on US 441, the best access location would be off of NW 59th Terrace since there is a full median opening in US 441 at this location.

Question: Where is the proposed driveway on Turkey Creek Boulevard?

Response: The proposed access on Turkey Creek Boulevard will be located parallel to the median cut where the guard house is. The proposed access is not located past the guard house and gates.

Question: Could you discuss the dumpsters again?

Response: There are two proposed dumpster locations. One will be located on the southwest portion of the site and the other on the northeast portion of the site. Both dumpster locations will be screened by fencing.

Question: Will the dumpsters be visible from Turkey Creek Boulevard?

Response: The dumpsters will most likely not be seen from Turkey Creek Boulevard.

Question: Will there be a fence or wall to separate the proposed development from the neighborhood?

Response: A fence is not currently planned. Since a portion of the creek is located within the project boundary, a 75 ft. average wetland buffer is required from the development to the wetlands. The buffer and existing trees will remain untouched.

Question: How will the Turkey Creek Boulevard access benefit the residents?

Response: It will allow access to the commercial and office uses without having to get on US 441. There are four options for the Turkey Creek Boulevard access: full access, right-in access only, pedestrian, bike, and golf cart access, and no access. Full access allows for access from north and southbound traffic on Turkey Creek Boulevard. Right-in access allows access only for north bound traffic on Turkey Creek Boulevard. However, this option does not allow for the residents to return to Turkey Creek without having to use US 441. Pedestrian, bike, and golf cart access proposes a smaller driveway for these non-automobile options. "No access" does not allow any access to the proposed development from Turkey Creek Boulevard. A full access on Turkey Creek Boulevard will provide residents access to and from the site without having to drive onto US 441 to access it. However, this will be decided by the Turkey Creek HOA and the option they decide will not have an effect on the proposed development from moving forward.

Question: Are there only two dumpsters for the whole site?

Response: There are two dumpster locations for the proposed development with each location having two dumpster pads. One location on the west side of the site and one location on the east side.

Question: Will the traffic study take into account the speed of US 441 and the acceleration lane?

Response: Yes, the applicant will be including those in the traffic study.

Question: Are there height restrictions for the lights?

Response: The City has specific requirements for exterior lighting to ensure that there is no light trespass or light pollution from the proposed development to the surrounding and adjacent properties. These requirements include height restrictions.

Question: Is it possible for FDOT to break the median directly north of the site?

Response: No, FDOT has specific requirements for the distances between median cuts. Since there is already a median cut at Turkey Creek Boulevard and NW 59th Terrace, FDOT will not allow for a median cut between them.

Comment: There is so much traffic already on US 441 and they do not slow down for anybody.

Response: The traffic study will take into account the number of vehicles on the road. Once the traffic study is complete, the study will factor into the site's access design and any off-site improvements needed.

Question: Are there water/sewer lines on US 441?

Response: Yes, there are utilities located on US 441 directly in front of the site.

Question: If you are proposing a drive-thru, will the cars stack onto Turkey Creek Boulevard?

Response: No, cars will not stack onto Turkey Creek Boulevard. The City has specific requirements for vehicle stacking for drive-throughs including standards that do not allow for vehicle stacking to impeded onsite or offsite traffic movements.

Question: What other uses are permitted in the commercial area?

Response: Turkey Creek had a Development of Regional Impact (DRI) approved in 1982 and PUD Ordinance 05-07 was adopted by the City in 2005. The PUD Zoning District governs the project site and lists out specific conditions, including Condition #9 that requires non-residential uses to be consistent with the uses listed in the DRI. Copies of these documents can be provided upon request so that you may see what the permitted uses are.

Question: Will there be areas for "homeless camps?"

Response: With the site's current undeveloped conditions, there is more of a chance for "homeless camps" to occur now than when the proposed development is complete.

Question: FDOT requires the access to be in the middle of the site?

Response: FDOT has specific requirements for the distance between access points. The US 441 access was placed in the middle of the site to satisfy these requirements. The location of the US 441 access drive may be adjusted depending on the results of the traffic study.

Question: Will there be a noise study done?

Response: No, no noise study has been proposed.

Question: Do you have an estimate on the number of tenants?

Response: It could possibly be 2-3 tenants per building.

Question: For the Turkey Creek Boulevard access, are you getting permission from the board or 75% of the Turkey Creek residents?

Response: This will be determined by Turkey Creek and their process.

Question: What is the timeline for this?

Response: Development permits would be issued by the end of 2019 and construction would most likely be finished by the end of 2020.

Question: What happens if you don't get the approval for the Turkey Creek Boulevard access?

Response: This Site Plan application will continue to move forward with or without the access on Turkey Creek Boulevard. If an access is approved later, the site plan can be amended to include the access.

Question: If the access is permitted and accidents occur, will the development be liable for that?

Response: There was some discussion of this at the last HOA meeting. The HOA should consult with their attorney on this issue.

Question: What is the next move after tonight?

Response: The roadway connection to Turkey Creek Boulevard will be discussed at the May 15th HOA meeting.

Meeting Adjourned – 6:50 PM

COMPREHENSIVE PLAN CONSISTENCY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0431
From: Ryan Thompson, AICP, Planning Project Manager
Date: June 27, 2019
RE: The Golf Plaza

This application is for a ±8.25-acre portion of Alachua County Tax Parcels 059000-004-001 through 05900-004-010. The site is located north of the Turkey Creek development, east of Turkey Creek Boulevard, west of NW 59th Terrace, and along the south US 441 right-of-way (R.O.W.). The onsite Future Land Use (FLU) categories are Commercial and Medium Density Residential and the Zoning District classification is Planned Unit Development (PUD). **The PUD Zoning District was approved by Ordinance No. 05-07 and allows for the development of both residential and commercial uses.**

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

The project site has two FLU designations onsite. The Medium Density Residential FLU is located on the southern portion, south of the creek, where the wetland and associated buffer are located. This portion of the site will not be developed.

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.

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

The second FLU designation is Commercial and is located north of the creek. This application intends to develop the Commercial FLU portion with commercial uses including retail sales and services and office uses. Development shall be consistent with the standards set forth by PUD Ordinance No. 05-07 and the Commercial FLU.

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;

The application proposes two access points: a right-in, right-out access on US 441; and a full-directional access on NW 59th Terrace. Internal vehicular circulation allows vehicles to visit all onsite uses without having to access US 441.

A vehicular access point on Turkey Creek Boulevard may be considered in the future. It is not required to provide safe and sufficient access to the site and would serve as a convenience to Turkey Creek residents.

2. Buffering from adjacent existing/potential uses;

The project site is bound by US 441 to the north, NW 59th Terrace to the east, an existing wetland/creek to the south, and Turkey Creek Boulevard to the west. A Stormwater Management Facility (SMF) is adjacent to Turkey Creek Boulevard, providing separation and a natural buffer to the Turkey Creek entrance. In accordance with Policy 1.10.g of the City of Alachua Conservation and Open Space Element, a 75' average buffer exists between the proposed development and wetland.

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

The proposed development will have $\pm 71\%$ of landscaping and open space, exceeding the required 10% of open space (Land Development Regulations (LDR) Table 6.7-1.) The ± 8.25 -acre site has a proposed building area of $\pm 26,000$ sq. ft.

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

The proposed development has two (2) SMF's located on the eastern and western portions of the site to address onsite surface water drainage. $\pm 71\%$ of the site's total area will be landscaping and open space.

5. Placement of signage;

All proposed internal signage will be designed and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

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;

Any proposed lighting will be designed and will adhere to the policies stated in Section 6.4 of Article 6 in the City of Alachua LDR.

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

The site's internal vehicular circulation is accessed from the two (2) proposed access points. Drive aisles wrap around the western buildings, then parallel to US 441 to connect to the eastern building. There are 10' sidewalks wrapping each building to provide safe pedestrian access from the parking area to the buildings. Additionally, there is a 6' sidewalk along the drive aisle connecting the western and eastern portions of the site. To further reduce any points of conflict between vehicles and pedestrians, the loading zones have been placed toward the rear of the buildings.

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

Per Future Land Use Element (FLUE), Policy 2.4.a states that the minimum landscaped area shall be 30% of the site. The proposed development will have $\pm 71\%$ of landscaping and open space, exceeding the required 30% of landscaping and 10% of open space (Land Development Regulations (LDR) Table 6.7-1.).

Due to site space constraints and existing conditions, the required amount of landscape cannot be planted on the project site. The proposed landscape plan meets the intent of the City of Alachua code requirements through alternative methods.

City of Alachua Code Sec. 6.2.2(d)(10) states that an alternative landscape plan may be used "where unreasonable or impractical situations would result from application of this section ... alternative plans, materials or methods may be justified from ... physical conditions related to the site. The lot configuration and existing conditions may justify an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

- (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
 - (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
 - (iii) Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.
- a) Parking area perimeter landscape (Section 6.2.2(d)(2)(b)): Existing gas, electric, water, and sanitary utility lines are located between the project site and 441. Due to existing utility lines and their required clearance from trees, trees are unable to be planted along the northern perimeter of the parking lot.
21 canopy trees and 11 understory trees are required per the calculations. The plan provides 13 canopy trees and 16 understory trees around the perimeter of the parking lot along the southern, eastern, and western sides. Therefore, a deficit of 8 canopy trees remains. The plan proposes an additional 5 understory trees beyond the requirement. Canopy and understory trees have been provided around the parking lot perimeter to satisfy the intent of the parking buffer requirement and have been planted with adequate space to grow to mature size, according to good landscape planning practice.
- b) Building facade planting requirements (Section 6.2.2(d)(1)(c)): Due to the configuration of the site, the required number of canopy trees along the building facade are unable to be provided. Along the building facades, sidewalks are proposed immediately adjacent to the buildings. Much of the site is preserved to provide a wetland buffer. The site has been designed in order to preserve the maximum amount of existing trees along the southern portion of the site. Therefore, additional landscape space is unable to be provided in front of the buildings.
16 canopy trees are required along the building facade per the calculations. Along the sides of the buildings where landscape area can be provided, 3 canopy trees and 7 understory trees are proposed. Therefore, a deficit of 13 canopy trees remains. The 7 understory trees have been provided to satisfy the intent of the requirement. A deficit of 6 trees along the building facade remains. Additional trees are unable to be planted due to the limited area. The trees are located with adequate space to grow to mature size, according to good landscape planning practice
- c) Arterial frontage requirement: section 6.2.3(e)(3): Due to the existing gas, electric, water, and sanitary utility lines located between the project site and 441, the required canopy and understory trees are unable to be provided. A continuous row of shrubs has been provided. The trees in the parking lot islands and along the connecting drive are live oaks, which will provide canopy trees along the arterial frontage. The northern edges of the basins are also planted with canopy and understory trees close to the arterial frontage.

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

The project site consists of two (2) soils: Millhopper Sand, 0 to 5% slopes (Hydro Group: A) and Pelham Sand (Hydro Group: B/D). There are no concerns with these soils for the type of proposed nonresidential development. The site does contain a previously identified wetland which will have a 75' average wetland buffer from the proposed development. There is no significant vegetation existing onsite and the site is not within a historic district or have identified historic structures.

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

The site currently retains Commercial and Medium Density Residential FLU and PUD Zoning Designations. The proposed development is consistent with the standards as stated in PUD Ordinance No. 05-07 as well as any Comprehensive Plan policies and LDR regulations.

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.

The ±8.25-acre project site has a proposed building area of 26,000 sq. ft., which has a Floor Area Ratio (FAR) of 0.07. Proposed development onsite will not exceed the permitted FAR.

Transportation Element

Objective 1.1: Level of Service

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

The project site is located along the southern R.O.W. line of US 441. The proposed development will not cause US 441 to fall below the Level of Service (LOS) standards. Further explanation is provided in the companion concurrency report submitted with this application. A traffic study was also conducted for the proposed development and was submitted with this application.

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

Two access points are proposed: One (1) access point on US 441 and one (1) access point on NW 59th Terrace, which has a distance of ±532 ft between the two access points. A third possible access point on Turkey Creek Boulevard requires the approval of the Turkey Creek HOA and is not proposed at this time. All access points are located on different streets.

Conservation and Open Space Element

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

The site has two underlying types of soils:

- **Millhopper Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Pelham Sand (Hydro Group: B/D)**

According to the NRCS soil database, the two soil types mentioned above are conducive to the proposed development with minimal limitations.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

The ±8.25-acre site has a previously identified wetland located on the southern portion. A 75' average wetland buffer protects the wetland from onsite development. The site will adhere to any additional requirements in the LDR.

CONCURRENCY IMPACT ANALYSIS

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0431
From: Ryan Thompson, AICP, Planning Project Manager
Date: ~~June 27, 2019~~ Updated September 13, 2019
RE: The Golf Plaza

This application is for a ±8.25-acre portion of Alachua County Tax Parcels 059000-004-001 through 05900-004-010. The site is located north of the Turkey Creek development, east of Turkey Creek Boulevard, west of NW 59th Terrace, and along the south US 441 right-of-way (R.O.W.). The onsite Future Land Use (FLU) categories are Commercial and Medium Density Residential and the Zoning District classification is Planned Unit Development (PUD).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

Roadways / Transportation

Table 1: Projected Net Trip Generation

Land Use	ITE LU Code	Variable	Quantity	Daily Total	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	SF (x1000)	7.500	86	34	29	5	10	2	8
Shopping Center*	820	SF (x1000)	14.198	1,594	13	8	5	128	61	67
Fast-Food Restaurant with Drive-Through Window	934	SF (x1000)	3.330	1,568	134	68	66	109	57	52
TOTAL				3,248	181	105	76	247	120	127

* The AM peak trip generation uses the average rate, as the average rate provides a more accurate trip generation compared to the fitted curve equation for this size of development. See graph provided in Traffic Impact Analysis, Appendix F.

Conclusion: Approval of this application may generate **3,248 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 of this report.

Table 2: Projected Impacts on Roadways, US 441

	AADT	PM
Traffic System Category	US 441	
	(From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	45,700	4,110
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	23	2
Available Capacity	27,098	2,343
Projected Trip Generation ²	3,248	247
Available Capacity w/ Application approval	23,850	2,096

1. Source: City of Alachua May 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 3: Projected Impacts on Roadways, US 441

	AADT	PM
Traffic System Category	US 441	
	(From MPO Boundary to CR 25A)	
Maximum Service Volume ¹	43,000	3,870
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	19
Available Capacity	21,995	1,961
Projected Trip Generation ²	2,274	173
Available Capacity w/ Application approval	19,721	1,788

1. Source: City of Alachua May 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 70%.

Conclusion: Per City LDR §2.4.14(H)(2), affected roadways for developments generating more 1,000 external average daily trips (ADT) are those within one-half mile of the subject property, as well as those on which the development's impacts are five percent (5%) or greater of the maximum service volume of the roadway.

The proposed development is anticipated to generate an average of **3,248** daily trips. The only affected roadway segments are US 441 (from CR 25A to NW 126th Avenue and from MPO Boundary to CR 25A), which the project site is located along. This development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,295,603
Reserved Capacity ¹	79,775
Residual Capacity ¹	924,622
Percentage of Permitted Design Capacity Utilized ¹	59.80%
Projected Potable Water Demand from Proposed Project ²	3,750
Residual Capacity after Proposed Project	920,872

1. Source: City of Alachua May 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: ((25,000 sq. ft./100 sq. ft.) x 15 gal.)

Conclusion: Approval of this application may generate **3,750 gallons per day**. Based on the City's reported available capacity, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	729,000
Reserved Capacity ¹	76,737
Residual Capacity ¹	694,263
Percentage of Permitted Design Capacity Utilized ¹	53.72%
Projected Potable Water Demand from Proposed Project ²	3,750
Residual Capacity after Proposed Project	690,363

1. Source: City of Alachua May 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $((25,000 \text{ sq. ft.}/100 \text{ sq. ft.}) \times 15 \text{ gal.})$

Conclusion: Approval of this application may generate **3,750 gallons per day**. Based on the City's reported available capacity, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Solid Waste

Table 6: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	40,620.00	7,413.15
Reserved Capacity ¹	6,882.99	1,256.15
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project²		54.75

1. Source: City of Alachua May 2019 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 25,000 \text{ sq. ft.}) \times 365)/2,000$

Conclusion: Approval of this application may generate **54.75 tons of solid waste per year**. The reserved capacity for the City is 1,256.15 tons per year. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

TRAFFIC IMPACT ANALYSIS FOR



Golf Plaza Site

Prepared for:
Florida Department of Transportation
City of Alachua

Prepared on behalf of:
Nature Valley Harvest, LTD

1st Submittal: June 2019
2nd Submittal: August 2019
3rd Submittal: September 2019
PN# 18-0431

Brian Richard Snyder
State of Florida
Professional Engineer, License
No. 74607

This item has been digitally
signed and sealed by Brian
Richard Snyder, PE, on the
date indicated here.

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

Contents

Executive Summary	2
Study Area	2
Trip Generation	4
Data Collection	5
Trip Distribution	11
Analysis.....	14
Intersection Analysis	14
Access Management	17
Right-Turn Lane Warrant Review.....	19
Conclusion and Recommendations.....	20

List of Figures

- Figure 1: Study Area
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Distribution
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Trip Generation
- Table 2: US HWY 441 at Turkey Creek Boulevard Background Volumes
- Table 3: US HWY 441 at Proposed Right-In/Right-out Background Volumes
- Table 4: US HWY 441 at NW 59th Terrace Background Volumes
- Table 5: AM Intersection LOS Analysis Summary
- Table 6: PM Intersection LOS Analysis Summary
- Table 7: FDOT Spacing Standards – FDOT Design Manual

List of Appendices

- Appendix A: Methodology Letter and Approval
- Appendix B: Turning Movement Counts
- Appendix C: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix D: HCS Reports
- Appendix E: Straight-Line Diagram
- Appendix F: ITE Trip Generation Documentation

Executive Summary

CHW has prepared this traffic study for the proposed Golf Plaza Site located on US HWY 441 between Turkey Creek Boulevard and NW 59th Terrace. The proposed site will provide approximately 17,500 SF of retail/restaurant space and 7,500 SF of general office.

The project proposes the following access locations:

- A full access on NW 59th Terrace, approximately 200 FT south of US HWY 441
- A right-in/right-out access on US HWY 441, centered between Turkey Creek Boulevard and NW 59th Terrace

This traffic study is based on the methodology letter submitted on April 29, 2019. The methodology letter along with FDOT approval are provided in Appendix A.

Due to plan revisions, the study has been revised to include a 3,330 SF fast-food restaurant with drive-through window with the remaining 14,198 SF kept as shopping center land use.

Based on the results of the analysis from this study, off-site transportation improvements are not required to support this site.

Study Area

The study area consists of the following intersections, as provided in Figure 1:

- US HWY 441 at Turkey Creek Boulevard
- Proposed Right-in/Right-out site access on US HWY 441
- US HWY 441 at NW 59th Terrace



Figure 1 - Study Area



Trip Generation

The trip generation for the Golf Plaza Site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition. The estimated trip generation is provided in Table 1 below. The ITE trip generation documentation is provided in Appendix F.

Golf Plaza Site Trip Generation										
Land Use	ITE LU Code	Variable	Quantity	Daily Total	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	SF (x1000)	7.500	86	34	29	5	10	2	8
Shopping Center*	820	SF (x1000)	14.198	1594	13	8	5	128	61	67
Fast-Food Restaurant with Drive-Through Window	934	SF (x1000)	3.330	1568	134	68	66	109	57	52
TOTAL				3248	181	105	76	247	120	127

* The AM peak trip generation uses the average rate, as the average rate provides a more accurate trip generation compared to the fitted curve equation for this size of development. See graph provided in appendix F.

Table 1 - Trip Generation

Data Collection

Data collection was performed on Thursday, May 9th, 2019. Data was collected for two hours during the AM peak period and two hours during the PM peak period at the following intersections:

- US HWY 441 at Turkey Creek Boulevard
- US HWY 441 at NW 59th Terrace

The results from this data collection are provided in Appendix B. The count data was adjusted based on the peak season factor published by FDOT and by the growth rate, to determine the background and build-out condition, see Appendix C. The peak season factor and the growth rate used in the analysis are provided in Appendix C. Since the historical growth rate was less than 1%, a minimum 1% growth rate was applied to turning movements based on the expected build-out year of 2020. The study area turning movement counts with the applied peak season volumes and background growth factors are provided in Tables 2 through 4. Figures 2 and 3 illustrate the existing and background turning movements at the study area intersections.

US HWY 441 - Growth Rate Data			
Peak Season Factor			1.02
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2020 Growth Factor
US HWY 441 Eastbound	0.57%	1.00%	1.010

AM Peak Hour Background Traffic Volumes													
Scenario	US HWY 441 Eastbound			US HWY 441 Westbound			Turkey Creek Blvd Northbound			Turkey Creek Blvd Southbound			
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
	40	1236	2	1	615	40	307	0	119	1	0	2	
	41	1261	2	1	627	41	313	0	121	1	0	2	
	41	1274	2	1	633	41	313	0	121	1	0	2	
PHF (Total Intersection = .944)			0.89			0.75			0.88			0.38	
Truck %			3%			8%			1%			0%	
PM Peak Hour Background Traffic Volumes													
Scenario	US HWY 441 Eastbound			US HWY 441 Westbound			Turkey Creek Blvd Northbound			Turkey Creek Blvd Southbound			
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
	106	825	0	0	1254	267	109	0	53	1	0	0	
	108	842	0	0	1279	272	111	0	54	1	0	0	
	109	850	0	0	1292	275	111	0	54	1	0	0	
PHF (Total Intersection = .925)			0.86			0.92			0.84			0.25	
Truck %			4%			3%			2%			0%	

Table 2 – US HWY 441 at Turkey Creek Boulevard Background Volumes

US HWY 441 - Growth Rate Data			
Peak Season Factor			1.02
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2020 Growth Factor
US HWY 441 Eastbound	0.57%	1.00%	1.010

AM Peak Hour Background Traffic Volumes	
Scenario	US 441 Eastbound Through
Observed Turning Movement Counts	1545
Peak Season Volume (Existing)	1576
2020 Background Volumes	1589
PHF	0.89
Truck %	3%
PM Peak Hour Background Traffic Volumes	
Scenario	US 441 Eastbound Through
Observed Turning Movement Counts	934
Peak Season Volume (Existing)	953
2020 Background Volumes	961
PHF	0.86
Truck %	4%

Table 3 - US HWY 441 at Proposed Right-In/Right-out Background Volumes

Proposed Golf Plaza Site - Growth Rate Data		
Peak Season Factor		1.02
Growth Rate		
Approach	Historical Growth Rate	Growth Rate Used 2020 Growth Factor
US HWY 441 Eastbound	0.57%	1.00% 1.010

AM Peak Hour Background Traffic Volumes												
Scenario	US HWY 441 Eastbound			US HWY 441 Westbound			NW 59th Terrace Northbound			NW 59th Terrace Southbound		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
Observed Turning Movement Counts	7	1518	18	9	645	3	3	1	3	7	3	11
Peak Season Volume (Existing)	7	1548	18	9	658	3	3	1	3	7	3	11
2020 Background Volumes	7	1563	18	9	665	3	3	1	3	7	3	11
PHF (.944)	0.88			0.76			0.58			0.88		
TRUCK %	3%			7%			29%			10%		
PM Peak Hour Background Traffic Volumes												
Scenario	US 441 Eastbound			US 441 Westbound			NW 59th Terrace Northbound			NW 59th Terrace Southbound		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
Observed Turning Movement Counts	6	915	19	20	1471	5	6	3	7	13	0	15
Peak Season Volume (Existing)	6	933	19	20	1500	5	6	3	7	13	0	15
2020 Background Volumes	6	942	19	20	1515	5	6	3	7	13	0	15
PHF (.925)	0.87			0.93			0.80			0.70		
TRUCK %	4%			3%			0%			11%		

Table 4- US HWY 441 at NW 59th Terrace Background Volumes

Figure 2 - Existing (Peak Season) Turning Movements



Figure 3 - Background Turning Movements



Trip Distribution

The trip distribution for this site is expected to mimic existing traffic patterns. The trip distribution will be based on resulting turning movements at the proposed site access on US HWY 441.

The following Figures illustrate how the project trip distribution was determined and the resulting expected full build-out turning movements at the study area intersection:

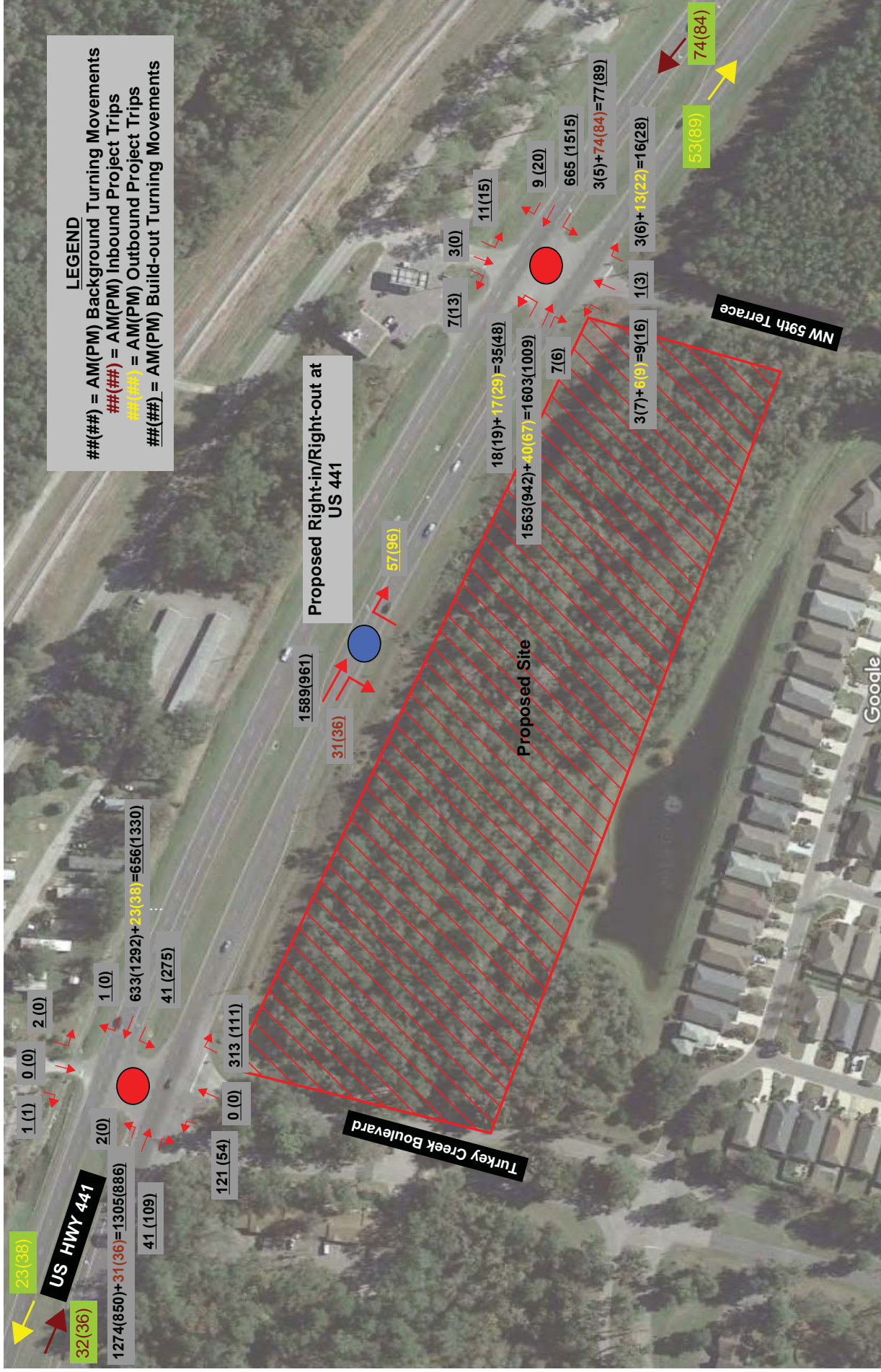
- Figure 4: **2020 Project Trip Distribution** – This figure provides the estimated inbound and outbound project trip turning movements based on the origins and destinations of vehicles from the Turkey Creek subdivision and NW 59th Terrace.
- Figure 5: **2020 Build-out Turning Movements** – This figure provides the combined 2020 background turning movements with the project trip turning movements.



Figure 4 - Project Trip Distribution



Figure 5 - Build-Out Turning Movements



Analysis

The analysis was performed at the intersection provided in the study area under the following scenarios.

- Existing Conditions
- Background Conditions
- Buildout Conditions
- Build-out with Improvements (if applicable)

Intersection Analysis

All Study Area intersections were analyzed during the AM and PM peak hours for the existing, background, and build-out scenarios. HCS 7 was used to analyze the study area intersections. Table 5 and 6 provide the LOS, delay, v/c ratio, and 95th percentile queue length of the study area intersection movements.

The following intersection movement deficiencies are highlighted in Table 5 and 6:

- Movements operating with a LOS of F
- v/c ratios exceeding 1.0
- 95th percentile queue lengths exceeding the available storage

The HCS reports are provided in Appendix D.

AM Intersection LOS Analysis Summary														
Intersection	Movement	Available Storage (ft)	Existing (Peak Season)				Background				Build-Out			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Turkey Creek at US Highway 441	EBL	570	A	9	0	0	A	9	0	0	A	9.1	0.00	0
	WBL	570	B	13.6	0.09	25	B	13.8	0.1	25	B	14.1	0.10	25
	NBL	N/A	F	148.9	1.01	175	F	156.2	1.03	200	F	175.4	1.08	200
	NBT/R	N/A	E	45	0.83	200	E	46.5	0.84	200	F	50.4	0.86	225
	SBL/T/R	N/A	F	115.7	0.09	25	F	137.5	0.11	25	F	256.2	0.19	25
	Intersection total			13.7				14.2				15.5		
59th Terrace at US Highway 441	EBL	570	A	9.2	0.02	25	A	9.2	0.02	25	B	10.9	0.06	25
	WBL	570	B	15	0.01	0	C	15.1	0.01	0	C	18.7	0.24	25
	NBL/T/R	N/A	E	45.2	0.08	25	E	46.2	0.08	25	F	56.5	0.29	50
	SBL/T/R	N/A	D	25.1	0.11	25	D	25.4	0.11	25	F	56.4	0.24	25
	Intersection total			0.5				0.5				1.8		
	NBR	N/A									D	26.6	0.28	50
Proposed Site Access at US Highway 441	Intersection total											1.5		
Yellow highlight = deficiency occurring without project traffic														
Red highlight = deficiency occurs due to added project trips														

Table 5- AM Intersection LOS Analysis Summary

PM Intersection LOS Analysis Summary														
Intersection	Movement	Available Storage (ft)	Existing (Peak Season)				2020 Background				2020 Build-Out			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Turkey Creek at US Highway 441	EBL	570	B	12.1	0	0	B	12.2	0	0	B	12.5	0.00	0
	WBL	570	B	14.5	0.44	75	B	14.7	0.45	75	C	15.3	0.46	75
	NBL	N/A	F	146.3	0.79	100	F	155.7	0.81	100	F	175.9	0.87	125
	NBT/R	N/A	B	13.3	0.22	25	B	13.3	0.22	25	B	13.7	0.22	25
	SBL/T/R	N/A	B	14.2	0	0	B	14.3	0	0	B	14.6	0.00	0
	Intersection total			5.0				5.2				5.5		
59th Terrace at US Highway 441	EBL	570	B	14.9	0.05	25	C	15.1	0.05	25	E	35.8	0.31	50
	WBL	570	B	10.4	0.01	0	B	10.4	0.01	0	B	11.7	0.15	25
	NBL/T/R	N/A	D	28.6	0.1	25	D	29	0.1	25	E	45.6	0.37	50
	SBL/T/R	N/A	E	46.1	0.26	25	E	47.3	0.26	25	F	88.0	0.42	50
	Intersection total			0.8				0.8				2.7		
Proposed Site Access at US Highway 441	NBR	N/A									C	17.6	0.28	50
	Intersection total											1.5		
Yellow highlight = deficiency occurring without project traffic														
Red highlight = deficiency occurs due to added project trips														

Table 6- PM Intersection LOS Analysis Summary

Summary of Analysis Results

This analysis demonstrated that the following movements, as highlighted, operate with a LOS of F, a v/c ratio greater than 1.0, or a 95th percentile queue length exceeding the available storage length due to the addition of project traffic:

- LOS of F – AM Condition - US HW 441 at Turkey Creek Blvd (NBT/R)
- LOS of F – AM Condition - US HW 441 at 59th Terrace (NBL/T/R)
- LOS of F - AM Condition - US HW 441 at 59th Terrace (SBL/T/R)
- LOS of F – PM Condition - US HW 441 at 59th Terrace (SBL/T/R)

These movements are expected to operate with a LOS of F during the 2020 build-out scenario. It is typical for the minor street to experience delay during peak hours as the higher volume major street traffic is provided priority. Additionally, the v/c ratio is less than 1.0 indicating that backups are not expected. Therefore, no improvements are recommended to mitigate these conditions.

Access Management

The project site will be served by US HWY 441. US HWY 441 is a four-lane Urban Principal Arterial roadway with a median. US HWY 441 has a Class 3 access classification and a posted speed limit of 60 MPH, per the Straight-Line Diagram provided in Appendix E. The connection spacing standard for this facility is 660 FT, see Table 6.

The project proposes a right-in/right-out connection centered between Turkey Creek Boulevard and NW 59th Terrace, providing a spacing distance of approximately 590 FT from the Turkey Creek Boulevard and approximately 570 FT from NW 59th Terrace.

The proposed site connection falls slightly short of meeting FDOT Connection Spacing Standards, however, the proposed right-in/right-out access is proposed at a suitable location, centered between the adjacent intersections. Access at this location is not expected to have a negative impact to the adjacent intersections.

Access Class	Median Type	Connection Spacing (feet)		Median Opening Spacing (feet)		Signal Spacing (feet)
		>45 mph	≤45 mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	2640 >45 mph 1320 ≤ 45 mph	
6	Non-Restrictive	440	245			1320
7	Both Median Types	125		330	660	1320

Notes:

1. "Restrictive" physically prevent vehicle crossing.
2. "Non-Restrictive" allow turns across at any point.
3. Speeds shown in this table are posted speeds.

Connection Spacing Near Interchange Ramps:

Connections and median openings located within 1,320 feet of interchange ramps require the following spacing (measured from the ramp furthest from the interchange):

- 440 feet ≤ 45 mph
- 660 feet > 45 mph
- 1,320 feet on Access Class 2 Facilities > 45 mph

Table 7 - FDOT Spacing Standards – FDOT Design Manual

Right-Turn Lane Warrant Review

A right turn lane warrant review was performed to determine the need for a right turn lane at the proposed right-in/right-out site access between NW 59th Terrace and Turkey Creek boulevard on US HWY 441.

The build-out volume illustrated in Figure 5 indicates that a total of 12 AM peak hour trips and 23 PM peak hour trips are estimated to turn right into the site at the proposed access.

The FDOT Driveway Information Guide (2008) indicates that a right turn is recommended when the right turn volumes exceed 55 vehicles per hour. Therefore, a right turn lane is not warranted at this location.

Conclusion and Recommendations

This study provides an operational analysis which indicates that the added project traffic does not cause any concerning deficiencies. The proposed access was reviewed with FDOT's spacing standards indicating that though the proposed spacing falls slightly short of meeting the spacing standards the access is provided in the most suitable location and is not expected to have a negative impact on the adjacent intersections. Finally, the study reviewed the expected volume of right-turns into the proposed access and concluded that a US HWY 441 eastbound right-turn lane is not warranted at this access. Based on this analysis there are no off-site transportation improvements required to support this site.

Appendix A:

Methodology Letter and Approval

April 29, 2019

Tom Cavin, PE
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815

RE: Turkey Creek Retail/Office Site – Traffic Study

Dear Tom,

CHW is preparing a Traffic Study for the proposed Turkey Creek Retail/Office Site, located on US HWY 441 between Turkey Creek Boulevard and NW 59th Terrace. The proposed site will provide approximately 17,800 SF of retail/restaurant space and 7,800 SF of General Office Building. The study will consider the retail/restaurant as Shopping Center for the purpose of determining trip generation.

The site proposes the following access locations:

- A full access on NW 59th terrace, Approximately 200 FT south of US 441
- A right-in/right-out access on US HWY 441, centered between Turkey Creek Boulevard and NW 59th Terrace

Please review the methodology and either provide comment for the purpose of modification/clarification or provide acceptance.

Study Area

The study area will consist of:

- Intersection of US HWY 441 at Turkey Creek Boulevard
- Proposed Right-in/Right-out site access on US HWY 441
- Intersection of US HWY 441 at NW 59th Terrace

Land Use and Trip Generation

The trip generation for the Turkey Creek Retail/Office Site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition. The estimated trip generation is provided in the table below.

Land Use	ITE LU Code	Variable	Quantity	Daily Total	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	SF (x1000)	7.8	89	34	29	5	10	2	8
Shopping Center	820	SF (x1000)	17.8	1859	17	11	6	152	73	79
TOTAL				1948	51	40	11	162	75	87

Trip Generation for the Proposed Turkey Creek Retail/Office Site – Alachua, FL

Data Collection

Turning movement counts will be performed during the peak two hours during the AM and the peak two hours during the PM, on a single day from Tuesday through Thursday, at the following intersections:

- US HWY 441 at Turkey Creek Boulevard
- US HWY 441 at NW 59th Terrace

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate derived from FDOT Traffic Online.

Trip Distribution

The trip distribution for this site is expected to mimic existing traffic patterns of the area. The trip distribution will be based on the US HWY 441 directional distribution derived from turning movement count data.

Analysis

The analysis will be performed at the intersections provided in the study area under the following scenarios.

- Existing Conditions
- Background Conditions
- Buildout Conditions
- Build-out with Improvements

HCS7 will be used to analyze the LOS, delay, and 95th percentile queue lengths.

Access management of the proposed access locations will be reviewed based on FDOT spacing standards.

A right-turn lane warrant analyses will be performed on US HWY 441 at the proposed right-in/right-out access.

Any needed roadway modifications based on this analysis will be identified. If modifications are required, the improved scenario will be modeled to demonstrate that the deficiency can be corrected with the proposed improvement.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
 - Intersection Analysis
 - Access Management
 - Right-turn Lane Warrant Analysis
- Conclusion and Recommendations
- Appendices with supporting documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office concurs with this methodology, please find the appropriate signature block and sign as such. Please return a signed copy to our office for our records.

Thank you for your review and consideration.

Sincerely,

CHW



Brian Snyder, P.E.
Project Manager

N:\2018\18-0431\Engineering\Traffic\Methodology\190429_ TIA METHODOLOGY _ Turkey Creek Retail-Office.docx

I concur with the traffic study methodology presented for the proposed Turkey Creek Retail/Office Site - Traffic Study located in Alachua, Florida.

Date

Tom Cavin, PE
Jacksonville Studies Engineer
Florida Department of Transportation

From: Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Sent: Tuesday, May 7, 2019 10:08 AM
To: Brian Snyder <brians@chw-inc.com>
Cc: Doyle, Adam <Adam.Doyle@dot.state.fl.us>
Subject: FW: Turkey Creek Retail/Office Site

Brian,

I concur with the study methodology.

One question: when we pre-app'd with Daniel on this, he was hoping to gain access to Turkey Creek Blvd. According to the study methodology, this does not being proposed. This innerconnection is preferred by us if possible.

Tom Cavin, P.E.
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Tom.cavin@dot.state.fl.us
904-360-5641



From: Brian Snyder [<mailto:brians@chw-inc.com>]
Sent: Monday, April 29, 2019 2:10 PM
To: Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Subject: Turkey Creek Retail/Office Site

EXTERNAL SENDER: Use caution with links and attachments.

Tom,

Please see the attached methodology for your review. Daniel from our office met with FDOT onsite to discuss this project's access, not sure whether that was with you or not.

Thank you,

BRIAN SNYDER | Project Manager
t: (386) 518-5154 | **c:** (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

Appendix B: Turning Movement Counts

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Car

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	76	4	0	80	60	0	7	0	67	0	262	0	0	262	409
06:45 AM	1	0	1	0	2	0	95	4	0	99	74	0	17	0	91	5	252	0	0	257	449
Total	1	0	1	0	2	0	171	8	0	179	134	0	24	0	158	5	514	0	0	519	858
07:00 AM	1	0	1	0	2	1	95	3	0	99	92	0	28	0	120	3	272	1	0	276	497
07:15 AM	0	0	1	0	1	0	137	10	0	147	80	0	32	0	112	8	345	0	0	353	613
07:30 AM	0	0	0	0	0	0	151	11	0	162	63	0	36	0	99	9	310	1	0	320	581
07:45 AM	0	0	0	0	0	0	192	13	0	205	68	0	21	0	89	18	274	0	0	292	586
Total	1	0	2	0	3	1	575	37	0	613	303	0	117	0	420	38	1201	2	0	1241	2277
08:00 AM	0	0	0	0	0	0	163	13	0	176	49	0	18	0	67	12	226	0	0	238	481
08:15 AM	0	0	0	0	0	0	166	13	0	179	53	0	18	0	71	9	219	1	0	229	479
Grand Total	2	0	3	0	5	1	1075	71	0	1147	539	0	177	0	716	64	2160	3	0	2227	4095
Apprch %	40	0	60	0		0.1	93.7	6.2	0		75.3	0	24.7	0		2.9	97	0.1	0		
Total %	0	0	0.1	0	0.1	0	26.3	1.7	0	28	13.2	0	4.3	0	17.5	1.6	52.7	0.1	0	54.4	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	1	0	1	2	1	95	3	99	92	0	28	120	3	272	1	276	497
07:15 AM	0	0	1	1	0	137	10	147	80	0	32	112	8	345	0	353	613
07:30 AM	0	0	0	0	0	151	11	162	63	0	36	99	9	310	1	320	581
07:45 AM	0	0	0	0	0	192	13	205	68	0	21	89	18	274	0	292	586
Total Volume	1	0	2	3	1	575	37	613	303	0	117	420	38	1201	2	1241	2277
% App. Total	33.3	0	66.7		0.2	93.8	6		72.1	0	27.9		3.1	96.8	0.2		
PHF	.250	.000	.500	.375	.250	.749	.712	.748	.823	.000	.813	.875	.528	.870	.500	.879	.929

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Truck

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	6	1	0	7	0	0	1	0	1	3	9	0	0	12	20
06:45 AM	0	0	0	0	0	0	10	0	0	10	3	0	0	0	3	0	12	0	0	12	25
Total	0	0	0	0	0	0	16	1	0	17	3	0	1	0	4	3	21	0	0	24	45
07:00 AM	0	0	0	0	0	0	6	0	0	6	0	0	1	0	1	0	8	0	0	8	15
07:15 AM	0	0	0	0	0	0	11	2	0	13	2	0	1	0	3	1	6	0	0	7	23
07:30 AM	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	12	0	0	12	22
07:45 AM	0	0	0	0	0	0	13	1	0	14	2	0	0	0	2	1	9	0	0	10	26
Total	0	0	0	0	0	0	40	3	0	43	4	0	2	0	6	2	35	0	0	37	86
08:00 AM	0	0	0	0	0	0	13	1	0	14	0	0	0	0	0	1	12	0	0	13	27
08:15 AM	0	0	0	0	0	0	9	1	0	10	0	0	0	0	0	1	7	0	0	8	18
Grand Total	0	0	0	0	0	0	78	6	0	84	7	0	3	0	10	7	75	0	0	82	176
Apprch %	0	0	0	0		0	92.9	7.1	0		70	0	30	0		8.5	91.5	0	0		
Total %	0	0	0	0		0	44.3	3.4	0	47.7	4	0	1.7	0	5.7	4	42.6	0	0	46.6	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	11	2	13	2	0	1	3	1	6	0	7	23
07:30 AM	0	0	0	0	0	10	0	10	0	0	0	0	0	12	0	12	22
07:45 AM	0	0	0	0	0	13	1	14	2	0	0	2	1	9	0	10	26
08:00 AM	0	0	0	0	0	13	1	14	0	0	0	0	1	12	0	13	27
Total Volume	0	0	0	0	0	47	4	51	4	0	1	5	3	39	0	42	98
% App. Total	0	0	0		0	92.2	7.8		80	0	20		7.1	92.9	0		
PHF	.000	.000	.000	.000	.000	.904	.500	.911	.500	.000	.250	.417	.750	.813	.000	.808	.907

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Combined

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	82	5	0	87	60	0	8	0	68	3	271	0	0	274	429
06:45 AM	1	0	1	0	2	0	105	4	0	109	77	0	17	0	94	5	264	0	0	269	474
Total	1	0	1	0	2	0	187	9	0	196	137	0	25	0	162	8	535	0	0	543	903
07:00 AM	1	0	1	0	2	1	101	3	0	105	92	0	29	0	121	3	280	1	0	284	512
07:15 AM	0	0	1	0	1	0	148	12	0	160	82	0	33	0	115	9	351	0	0	360	636
07:30 AM	0	0	0	0	0	0	161	11	0	172	63	0	36	0	99	9	322	1	0	332	603
07:45 AM	0	0	0	0	0	0	205	14	0	219	70	0	21	0	91	19	283	0	0	302	612
Total	1	0	2	0	3	1	615	40	0	656	307	0	119	0	426	40	1236	2	0	1278	2363
08:00 AM	0	0	0	0	0	0	176	14	0	190	49	0	18	0	67	13	238	0	0	251	508
08:15 AM	0	0	0	0	0	0	175	14	0	189	53	0	18	0	71	10	226	1	0	237	497
Grand Total	2	0	3	0	5	1	1153	77	0	1231	546	0	180	0	726	71	2235	3	0	2309	4271
Apprch %	40	0	60	0		0.1	93.7	6.3	0		75.2	0	24.8	0		3.1	96.8	0.1	0		
Total %	0	0	0.1	0	0.1	0	27	1.8	0	28.8	12.8	0	4.2	0	17	1.7	52.3	0.1	0	54.1	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	1	0	1	2	1	101	3	105	92	0	29	121	3	280	1	284	512
07:15 AM	0	0	1	1	0	148	12	160	82	0	33	115	9	351	0	360	636
07:30 AM	0	0	0	0	0	161	11	172	63	0	36	99	9	322	1	332	603
07:45 AM	0	0	0	0	0	205	14	219	70	0	21	91	19	283	0	302	612
Total Volume	1	0	2	3	1	615	40	656	307	0	119	426	40	1236	2	1278	2363
% App. Total	33.3	0	66.7		0.2	93.8	6.1		72.1	0	27.9		3.1	96.7	0.2		
PHF	.250	.000	.500	.375	.250	.750	.714	.749	.834	.000	.826	.880	.526	.880	.500	.888	.929

Truck %

0%

8%

1%

3%

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Car

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	0	0	0	1	1	204	53	0	258	20	0	11	0	31	21	136	0	0	157	447
04:15 PM	0	0	0	0	0	1	226	37	0	264	39	0	14	0	53	25	168	0	0	193	510
04:30 PM	0	0	0	0	0	1	229	55	0	285	31	0	13	0	44	17	147	0	0	164	493
04:45 PM	0	0	0	0	0	1	280	50	0	331	34	0	11	0	45	26	152	0	0	178	554
Total	1	0	0	0	1	4	939	195	0	1138	124	0	49	0	173	89	603	0	0	692	2004
05:00 PM	1	0	0	0	1	0	292	70	0	362	23	0	7	0	30	24	240	0	0	264	657
05:15 PM	0	0	0	0	0	0	309	64	0	373	29	0	18	0	47	40	211	0	0	251	671
05:30 PM	0	0	0	0	0	0	341	71	0	412	30	0	15	0	45	26	195	0	0	221	678
05:45 PM	0	0	0	0	0	0	300	62	0	362	26	0	12	0	38	15	157	0	0	172	572
Total	1	0	0	0	1	0	1242	267	0	1509	108	0	52	0	160	105	803	0	0	908	2578
Grand Total	2	0	0	0	2	4	2181	462	0	2647	232	0	101	0	333	194	1406	0	0	1600	4582
Apprch %	100	0	0	0		0.2	82.4	17.5	0		69.7	0	30.3	0		12.1	87.9	0	0		
Total %	0	0	0	0	0	0.1	47.6	10.1	0	57.8	5.1	0	2.2	0	7.3	4.2	30.7	0	0	34.9	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	0	0	1	0	292	70	362	23	0	7	30	24	240	0	264	657
05:15 PM	0	0	0	0	0	309	64	373	29	0	18	47	40	211	0	251	671
05:30 PM	0	0	0	0	0	341	71	412	30	0	15	45	26	195	0	221	678
05:45 PM	0	0	0	0	0	300	62	362	26	0	12	38	15	157	0	172	572
Total Volume	1	0	0	1	0	1242	267	1509	108	0	52	160	105	803	0	908	2578
% App. Total	100	0	0		0	82.3	17.7		67.5	0	32.5		11.6	88.4	0		
PHF	.250	.000	.000	.250	.000	.911	.940	.916	.900	.000	.722	.851	.656	.836	.000	.860	.951

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Truck

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	9	0	0	9	15
04:15 PM	0	0	0	0	0	0	13	3	0	16	0	0	1	0	1	1	10	0	0	11	28
04:30 PM	0	0	0	0	0	0	10	1	0	11	1	0	2	0	3	1	9	0	0	10	24
04:45 PM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	5	0	0	5	14
Total	0	0	0	0	0	0	38	4	0	42	1	0	3	0	4	2	33	0	0	35	81
05:00 PM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	11
05:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	0	8	0	0	8	12
05:30 PM	0	0	0	0	0	0	2	0	0	2	1	0	0	0	1	1	5	0	0	6	9
05:45 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	5
Total	0	0	0	0	0	0	12	0	0	12	1	0	1	0	2	1	22	0	0	23	37
Grand Total	0	0	0	0	0	0	50	4	0	54	2	0	4	0	6	3	55	0	0	58	118
Apprch %	0	0	0	0		0	92.6	7.4	0		33.3	0	66.7	0		5.2	94.8	0	0		
Total %	0	0	0	0		0	42.4	3.4	0	45.8	1.7	0	3.4	0	5.1	2.5	46.6	0	0	49.2	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	6	0	6	0	0	0	0	0	9	0	9	15
04:15 PM	0	0	0	0	0	13	3	16	0	0	1	1	1	10	0	11	28
04:30 PM	0	0	0	0	0	10	1	11	1	0	2	3	1	9	0	10	24
04:45 PM	0	0	0	0	0	9	0	9	0	0	0	0	0	5	0	5	14
Total Volume	0	0	0	0	0	38	4	42	1	0	3	4	2	33	0	35	81
% App. Total	0	0	0		0	90.5	9.5		25	0	75		5.7	94.3	0		
PHF	.000	.000	.000	.000	.000	.731	.333	.656	.250	.000	.375	.333	.500	.825	.000	.795	.723

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 1-Turkey Creek Blvd and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Combined

	Driveway Southbound					US 441 Westbound					Turkey Creek Blvd Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	0	0	0	1	1	210	53	0	264	20	0	11	0	31	21	145	0	0	166	462
04:15 PM	0	0	0	0	0	1	239	40	0	280	39	0	15	0	54	26	178	0	0	204	538
04:30 PM	0	0	0	0	0	1	239	56	0	296	32	0	15	0	47	18	156	0	0	174	517
04:45 PM	0	0	0	0	0	1	289	50	0	340	34	0	11	0	45	26	157	0	0	183	568
Total	1	0	0	0	1	4	977	199	0	1180	125	0	52	0	177	91	636	0	0	727	2085
05:00 PM	1	0	0	0	1	0	296	70	0	366	23	0	7	0	30	24	247	0	0	271	668
05:15 PM	0	0	0	0	0	0	312	64	0	376	29	0	19	0	48	40	219	0	0	259	683
05:30 PM	0	0	0	0	0	0	343	71	0	414	31	0	15	0	46	27	200	0	0	227	687
05:45 PM	0	0	0	0	0	0	303	62	0	365	26	0	12	0	38	15	159	0	0	174	577
Total	1	0	0	0	1	0	1254	267	0	1521	109	0	53	0	162	106	825	0	0	931	2615
Grand Total	2	0	0	0	2	4	2231	466	0	2701	234	0	105	0	339	197	1461	0	0	1658	4700
Apprch %	100	0	0	0		0.1	82.6	17.3	0		69	0	31	0		11.9	88.1	0	0		
Total %	0	0	0	0	0	0.1	47.5	9.9	0	57.5	5	0	2.2	0	7.2	4.2	31.1	0	0	35.3	

	Driveway Southbound				US 441 Westbound				Turkey Creek Blvd Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	0	0	1	0	296	70	366	23	0	7	30	24	247	0	271	668
05:15 PM	0	0	0	0	0	312	64	376	29	0	19	48	40	219	0	259	683
05:30 PM	0	0	0	0	0	343	71	414	31	0	15	46	27	200	0	227	687
05:45 PM	0	0	0	0	0	303	62	365	26	0	12	38	15	159	0	174	577
Total Volume	1	0	0	1	0	1254	267	1521	109	0	53	162	106	825	0	931	2615
% App. Total	100	0	0		0	82.4	17.6		67.3	0	32.7		11.4	88.6	0		
PHF	.250	.000	.000	.250	.000	.914	.940	.918	.879	.000	.697	.844	.663	.835	.000	.859	.952

Truck %

0%

3%

2%

4%

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Car

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	2	0	2	3	77	7	0	87	2	0	1	0	3	2	323	1	0	326	418
06:45 AM	0	1	5	0	6	5	99	2	0	106	1	1	1	0	3	2	330	7	0	339	454
Total	0	1	7	0	8	8	176	9	0	193	3	1	2	0	6	4	653	8	0	665	872
07:00 AM	0	1	5	0	6	1	100	0	0	101	0	0	1	0	1	2	357	4	0	363	471
07:15 AM	2	0	2	0	4	2	144	1	0	147	0	0	0	0	0	1	425	3	0	429	580
07:30 AM	2	1	2	0	5	4	161	1	0	166	1	0	1	0	2	2	362	6	0	370	543
07:45 AM	2	1	2	0	5	2	198	1	0	201	0	1	1	0	2	2	335	4	0	341	549
Total	6	3	11	0	20	9	603	3	0	615	1	1	3	0	5	7	1479	17	0	1503	2143
08:00 AM	1	0	4	0	5	5	168	0	0	173	0	0	0	0	0	1	270	5	0	276	454
08:15 AM	1	0	0	0	1	2	174	0	0	176	0	0	0	0	0	3	262	5	0	270	447
Grand Total	8	4	22	0	34	24	1121	12	0	1157	4	2	5	0	11	15	2664	35	0	2714	3916
Apprch %	23.5	11.8	64.7	0		2.1	96.9	1	0		36.4	18.2	45.5	0		0.6	98.2	1.3	0		
Total %	0.2	0.1	0.6	0	0.9	0.6	28.6	0.3	0	29.5	0.1	0.1	0.1	0	0.3	0.4	68	0.9	0	69.3	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	1	5	6	1	100	0	101	0	0	1	1	2	357	4	363	471
07:15 AM	2	0	2	4	2	144	1	147	0	0	0	0	1	425	3	429	580
07:30 AM	2	1	2	5	4	161	1	166	1	0	1	2	2	362	6	370	543
07:45 AM	2	1	2	5	2	198	1	201	0	1	1	2	2	335	4	341	549
Total Volume	6	3	11	20	9	603	3	615	1	1	3	5	7	1479	17	1503	2143
% App. Total	30	15	55		1.5	98	0.5		20	20	60		0.5	98.4	1.1		
PHF	.750	.750	.550	.833	.563	.761	.750	.765	.250	.250	.750	.625	.875	.870	.708	.876	.924

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Truck

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	0	9	0	0	9	16
06:45 AM	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	13	0	0	13	23
Total	0	0	0	0	0	1	16	0	0	17	0	0	0	0	0	0	22	0	0	22	39
07:00 AM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	9	0	0	9	15
07:15 AM	1	0	0	0	1	0	12	0	0	12	1	0	0	0	1	0	8	0	0	8	22
07:30 AM	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	12	0	0	12	22
07:45 AM	0	0	0	0	0	0	14	0	0	14	1	0	0	0	1	0	10	1	0	11	26
Total	1	0	0	0	1	0	42	0	0	42	2	0	0	0	2	0	39	1	0	40	85
08:00 AM	1	0	0	0	1	0	13	0	0	13	0	0	0	0	0	0	12	0	0	12	26
08:15 AM	0	0	0	0	0	1	9	0	0	10	0	0	0	0	0	0	7	0	0	7	17
Grand Total	2	0	0	0	2	2	80	0	0	82	2	0	0	0	2	0	80	1	0	81	167
Apprch %	100	0	0	0		2.4	97.6	0	0		100	0	0	0		0	98.8	1.2	0		
Total %	1.2	0	0	0	1.2	1.2	47.9	0	0	49.1	1.2	0	0	0	1.2	0	47.9	0.6	0	48.5	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	1	0	0	1	0	12	0	12	1	0	0	1	0	8	0	8	22
07:30 AM	0	0	0	0	0	10	0	10	0	0	0	0	0	12	0	12	22
07:45 AM	0	0	0	0	0	14	0	14	1	0	0	1	0	10	1	11	26
08:00 AM	1	0	0	1	0	13	0	13	0	0	0	0	0	12	0	12	26
Total Volume	2	0	0	2	0	49	0	49	2	0	0	2	0	42	1	43	96
% App. Total	100	0	0		0	100	0		100	0	0		0	97.7	2.3		
PHF	.500	.000	.000	.500	.000	.875	.000	.875	.500	.000	.000	.500	.000	.875	.250	.896	.923

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 AM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Combined

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	2	0	2	4	83	7	0	94	2	0	1	0	3	2	332	1	0	335	434
06:45 AM	0	1	5	0	6	5	109	2	0	116	1	1	1	0	3	2	343	7	0	352	477
Total	0	1	7	0	8	9	192	9	0	210	3	1	2	0	6	4	675	8	0	687	911
07:00 AM	0	1	5	0	6	1	106	0	0	107	0	0	1	0	1	2	366	4	0	372	486
07:15 AM	3	0	2	0	5	2	156	1	0	159	1	0	0	0	1	1	433	3	0	437	602
07:30 AM	2	1	2	0	5	4	171	1	0	176	1	0	1	0	2	2	374	6	0	382	565
07:45 AM	2	1	2	0	5	2	212	1	0	215	1	1	1	0	3	2	345	5	0	352	575
Total	7	3	11	0	21	9	645	3	0	657	3	1	3	0	7	7	1518	18	0	1543	2228
08:00 AM	2	0	4	0	6	5	181	0	0	186	0	0	0	0	0	1	282	5	0	288	480
08:15 AM	1	0	0	0	1	3	183	0	0	186	0	0	0	0	0	3	269	5	0	277	464
Grand Total	10	4	22	0	36	26	1201	12	0	1239	6	2	5	0	13	15	2744	36	0	2795	4083
Apprch %	27.8	11.1	61.1	0		2.1	96.9	1	0		46.2	15.4	38.5	0		0.5	98.2	1.3	0		
Total %	0.2	0.1	0.5	0	0.9	0.6	29.4	0.3	0	30.3	0.1	0	0.1	0	0.3	0.4	67.2	0.9	0	68.5	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	1	5	6	1	106	0	107	0	0	1	1	2	366	4	372	486
07:15 AM	3	0	2	5	2	156	1	159	1	0	0	1	1	433	3	437	602
07:30 AM	2	1	2	5	4	171	1	176	1	0	1	2	2	374	6	382	565
07:45 AM	2	1	2	5	2	212	1	215	1	1	1	3	2	345	5	352	575
Total Volume	7	3	11	21	9	645	3	657	3	1	3	7	7	1518	18	1543	2228
% App. Total	33.3	14.3	52.4		1.4	98.2	0.5		42.9	14.3	42.9		0.5	98.4	1.2		
PHF	.583	.750	.550	.875	.563	.761	.750	.764	.750	.250	.750	.583	.875	.876	.750	.883	.925

Truck % 10% 7% 29% 3%

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Car

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	0	4	0	4	2	261	0	0	263	0	0	0	0	0	2	148	5	0	155	422
04:15 PM	0	0	3	0	3	3	258	1	0	262	2	0	3	0	5	2	201	8	0	211	481
04:30 PM	3	1	6	0	10	6	277	1	0	284	1	0	1	0	2	0	167	9	0	176	472
04:45 PM	0	0	1	0	1	4	325	2	0	331	2	0	2	0	4	1	184	3	0	188	524
Total	3	1	14	0	18	15	1121	4	0	1140	5	0	6	0	11	5	700	25	0	730	1899
05:00 PM	1	0	3	0	4	2	356	0	0	358	1	1	2	0	4	1	257	6	0	264	630
05:15 PM	3	0	5	0	8	6	359	1	0	366	0	0	2	0	2	2	237	7	0	246	622
05:30 PM	5	0	5	0	10	5	391	3	0	399	3	2	0	0	5	2	217	4	0	223	637
05:45 PM	4	0	2	0	6	7	354	1	0	362	2	0	3	0	5	1	181	2	0	184	557
Total	13	0	15	0	28	20	1460	5	0	1485	6	3	7	0	16	6	892	19	0	917	2446
Grand Total	16	1	29	0	46	35	2581	9	0	2625	11	3	13	0	27	11	1592	44	0	1647	4345
Apprch %	34.8	2.2	63	0		1.3	98.3	0.3	0		40.7	11.1	48.1	0		0.7	96.7	2.7	0		
Total %	0.4	0	0.7	0	1.1	0.8	59.4	0.2	0	60.4	0.3	0.1	0.3	0	0.6	0.3	36.6	1	0	37.9	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	0	3	4	2	356	0	358	1	1	2	4	1	257	6	264	630
05:15 PM	3	0	5	8	6	359	1	366	0	0	2	2	2	237	7	246	622
05:30 PM	5	0	5	10	5	391	3	399	3	2	0	5	2	217	4	223	637
05:45 PM	4	0	2	6	7	354	1	362	2	0	3	5	1	181	2	184	557
Total Volume	13	0	15	28	20	1460	5	1485	6	3	7	16	6	892	19	917	2446
% App. Total	46.4	0	53.6		1.3	98.3	0.3		37.5	18.8	43.8		0.7	97.3	2.1		
PHF	.650	.000	.750	.700	.714	.934	.417	.930	.500	.375	.583	.800	.750	.868	.679	.868	.960

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Truck

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	9	0	0	9	15
04:15 PM	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	8	1	0	9	25
04:30 PM	1	0	1	0	2	0	10	0	0	10	0	0	0	0	0	0	10	0	0	10	22
04:45 PM	1	0	0	0	1	0	9	0	0	9	0	0	0	0	0	0	5	0	0	5	15
Total	2	0	1	0	3	0	41	0	0	41	0	0	0	0	0	0	32	1	0	33	77
05:00 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	7	0	0	7	9
05:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	8	0	0	8	11
05:30 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	6	0	0	6	8
05:45 PM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	6
Total	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	0	23	0	0	23	34
Grand Total	2	0	1	0	3	0	52	0	0	52	0	0	0	0	0	0	55	1	0	56	111
Apprch %	66.7	0	33.3	0		0	100	0	0		0	0	0	0		0	98.2	1.8	0		
Total %	1.8	0	0.9	0	2.7	0	46.8	0	0	46.8	0	0	0	0	0	0	49.5	0.9	0	50.5	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	6	0	6	0	0	0	0	0	9	0	9	15
04:15 PM	0	0	0	0	0	16	0	16	0	0	0	0	0	8	1	9	25
04:30 PM	1	0	1	2	0	10	0	10	0	0	0	0	0	10	0	10	22
04:45 PM	1	0	0	1	0	9	0	9	0	0	0	0	0	5	0	5	15
Total Volume	2	0	1	3	0	41	0	41	0	0	0	0	0	32	1	33	77
% App. Total	66.7	0	33.3		0	100	0		0	0	0		0	97	3		
PHF	.500	.000	.250	.375	.000	.641	.000	.641	.000	.000	.000	.000	.000	.800	.250	.825	.770

Peggy Malone & Associates, Inc.
(888) 247-8602

File Name : 2-NW 59th Terrace and US 441 PM
Site Code :
Start Date : 5/9/2019
Page No : 1

Groups Printed- Combined

	NW 59th Terrace Southbound					US 441 Westbound					NW 59th Terrace Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	0	4	0	4	2	267	0	0	269	0	0	0	0	0	2	157	5	0	164	437
04:15 PM	0	0	3	0	3	3	274	1	0	278	2	0	3	0	5	2	209	9	0	220	506
04:30 PM	4	1	7	0	12	6	287	1	0	294	1	0	1	0	2	0	177	9	0	186	494
04:45 PM	1	0	1	0	2	4	334	2	0	340	2	0	2	0	4	1	189	3	0	193	539
Total	5	1	15	0	21	15	1162	4	0	1181	5	0	6	0	11	5	732	26	0	763	1976
05:00 PM	1	0	3	0	4	2	358	0	0	360	1	1	2	0	4	1	264	6	0	271	639
05:15 PM	3	0	5	0	8	6	362	1	0	369	0	0	2	0	2	2	245	7	0	254	633
05:30 PM	5	0	5	0	10	5	393	3	0	401	3	2	0	0	5	2	223	4	0	229	645
05:45 PM	4	0	2	0	6	7	358	1	0	366	2	0	3	0	5	1	183	2	0	186	563
Total	13	0	15	0	28	20	1471	5	0	1496	6	3	7	0	16	6	915	19	0	940	2480
Grand Total	18	1	30	0	49	35	2633	9	0	2677	11	3	13	0	27	11	1647	45	0	1703	4456
Apprch %	36.7	2	61.2	0		1.3	98.4	0.3	0		40.7	11.1	48.1	0		0.6	96.7	2.6	0		
Total %	0.4	0	0.7	0	1.1	0.8	59.1	0.2	0	60.1	0.2	0.1	0.3	0	0.6	0.2	37	1	0	38.2	

	NW 59th Terrace Southbound				US 441 Westbound				NW 59th Terrace Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	0	3	4	2	358	0	360	1	1	2	4	1	264	6	271	639
05:15 PM	3	0	5	8	6	362	1	369	0	0	2	2	2	245	7	254	633
05:30 PM	5	0	5	10	5	393	3	401	3	2	0	5	2	223	4	229	645
05:45 PM	4	0	2	6	7	358	1	366	2	0	3	5	1	183	2	186	563
Total Volume	13	0	15	28	20	1471	5	1496	6	3	7	16	6	915	19	940	2480
% App. Total	46.4	0	53.6		1.3	98.3	0.3		37.5	18.8	43.8		0.6	97.3	2		
PHF	.650	.000	.750	.700	.714	.936	.417	.933	.500	.375	.583	.800	.750	.866	.679	.867	.961

Truck % 11% 3% 0% 4%

Appendix C:

Seasonal Adjustment Factor and Historical Growth Rates

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 2600 ALACHUA COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2018 - 01/06/2018	1.05	1.08
2	01/07/2018 - 01/13/2018	1.05	1.08
3	01/14/2018 - 01/20/2018	1.05	1.08
4	01/21/2018 - 01/27/2018	1.03	1.06
5	01/28/2018 - 02/03/2018	1.01	1.04
6	02/04/2018 - 02/10/2018	0.99	1.02
* 7	02/11/2018 - 02/17/2018	0.97	1.00
* 8	02/18/2018 - 02/24/2018	0.97	1.00
* 9	02/25/2018 - 03/03/2018	0.97	1.00
*10	03/04/2018 - 03/10/2018	0.97	1.00
*11	03/11/2018 - 03/17/2018	0.97	1.00
*12	03/18/2018 - 03/24/2018	0.97	1.00
*13	03/25/2018 - 03/31/2018	0.96	0.99
*14	04/01/2018 - 04/07/2018	0.96	0.99
*15	04/08/2018 - 04/14/2018	0.96	0.99
*16	04/15/2018 - 04/21/2018	0.96	0.99
*17	04/22/2018 - 04/28/2018	0.97	1.00
*18	04/29/2018 - 05/05/2018	0.98	1.01
*19	05/06/2018 - 05/12/2018	0.99	1.02
20	05/13/2018 - 05/19/2018	1.00	1.03
21	05/20/2018 - 05/26/2018	1.01	1.04
22	05/27/2018 - 06/02/2018	1.01	1.04
23	06/03/2018 - 06/09/2018	1.02	1.05
24	06/10/2018 - 06/16/2018	1.02	1.05
25	06/17/2018 - 06/23/2018	1.03	1.06
26	06/24/2018 - 06/30/2018	1.04	1.07
27	07/01/2018 - 07/07/2018	1.04	1.07
28	07/08/2018 - 07/14/2018	1.05	1.08
29	07/15/2018 - 07/21/2018	1.06	1.09
30	07/22/2018 - 07/28/2018	1.04	1.07
31	07/29/2018 - 08/04/2018	1.02	1.05
32	08/05/2018 - 08/11/2018	1.01	1.04
33	08/12/2018 - 08/18/2018	0.99	1.02
34	08/19/2018 - 08/25/2018	0.99	1.02
35	08/26/2018 - 09/01/2018	0.99	1.02
36	09/02/2018 - 09/08/2018	0.99	1.02
37	09/09/2018 - 09/15/2018	0.99	1.02
38	09/16/2018 - 09/22/2018	0.99	1.02
39	09/23/2018 - 09/29/2018	0.98	1.01
40	09/30/2018 - 10/06/2018	0.98	1.01
41	10/07/2018 - 10/13/2018	0.97	1.00
42	10/14/2018 - 10/20/2018	0.97	1.00
43	10/21/2018 - 10/27/2018	0.98	1.01
44	10/28/2018 - 11/03/2018	0.99	1.02
45	11/04/2018 - 11/10/2018	1.00	1.03
46	11/11/2018 - 11/17/2018	1.01	1.04
47	11/18/2018 - 11/24/2018	1.02	1.05
48	11/25/2018 - 12/01/2018	1.03	1.06
49	12/02/2018 - 12/08/2018	1.04	1.07
50	12/09/2018 - 12/15/2018	1.05	1.08
51	12/16/2018 - 12/22/2018	1.05	1.08
52	12/23/2018 - 12/29/2018	1.05	1.08
53	12/30/2018 - 12/31/2018	1.05	1.08

* PEAK SEASON

25-FEB-2019 16:26:21

830UPD

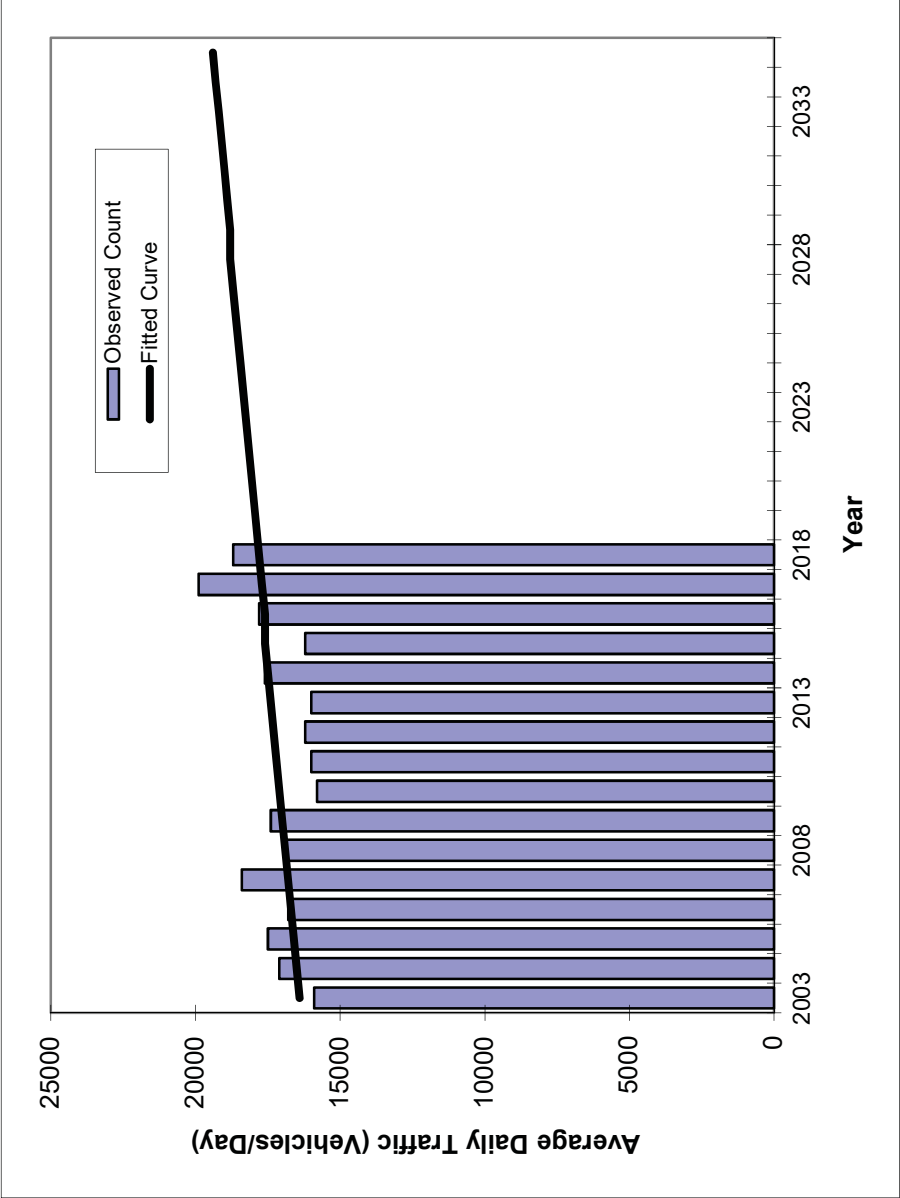
2_2600_PKSEASON.TXT

Traffic Trends - V03.a

US 441 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	US 441



** Annual Trend Increase:	92
Trend R-squared:	14.24%
Trend Annual Historic Growth Rate:	0.57%
Trend Growth Rate (2018 to Design Year):	0.51%
Printed:	17-May-19

Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2003	15900	16400
2004	17100	16500
2005	17500	16600
2006	16800	16700
2007	18400	16800
2008	16900	16900
2009	17400	17000
2010	15800	17100
2011	16000	17200
2012	16200	17300
2013	16000	17400
2014	17600	17500
2015	16200	17600
2016	17800	17600
2017	19900	17700
2018	18700	17800
2019 Opening Year Trend		
2019	N/A	17900
2025 Mid-Year Trend		
2025	N/A	18500
2030 Design Year Trend		
2030	N/A	18900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Appendix D: HCS Reports

Existing (Peak Season)

HCS7 Two-Way Stop-Control Report

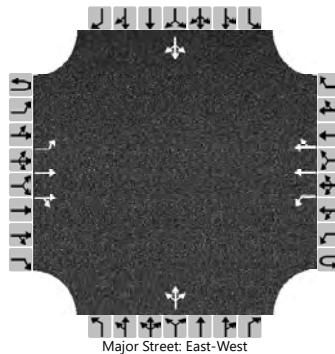
General Information

Analyst	Nicholas Pazanski
Agency/Co.	CHW
Date Performed	5/14/2019
Analysis Year	2019
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	NW 59th Terrace AM Existing

Site Information

Intersection	US 441 & NW 59th Terrace
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	NW 59th Terrace
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	18	1548	7	0	3	658	9		3	1	3		11	3	7
Percent Heavy Vehicles (%)	0	3			0	7				29	29	29		10	10	10
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.24				8.08	7.08	7.48		7.70	6.70	7.10
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.27				3.79	4.29	3.59		3.60	4.10	3.40

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		19				3					7				22	
Capacity, c (veh/h)		879				364					97				202	
v/c Ratio		0.02				0.01					0.08				0.11	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.2				0.4	
Control Delay (s/veh)		9.2				15.0					45.2				25.1	
Level of Service (LOS)		A				B					E				D	
Approach Delay (s/veh)	0.1				0.1				45.2				25.1			
Approach LOS									E				D			

HCS7 Two-Way Stop-Control Report

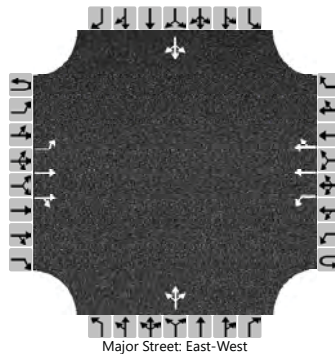
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	5/23/2019
Analysis Year	2019
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	NW 59th Terrace PM Existing

Site Information

Intersection	US 441 & NW 59th Terrace
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	NW 59th Terrace
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	19	933	6	0	5	1500	20		7	3	6		15	0	13
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		11	0	11
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.16				7.50	6.50	6.90		7.72	6.50	7.12
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.23				3.50	4.00	3.30		3.61	4.00	3.41

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20				5					17				30	
Capacity, c (veh/h)		384				676					170				117	
v/c Ratio		0.05				0.01					0.10				0.26	
95% Queue Length, Q ₉₅ (veh)		0.2				0.0					0.3				1.0	
Control Delay (s/veh)		14.9				10.4					28.6				46.1	
Level of Service (LOS)		B				B					D				E	
Approach Delay (s/veh)	0.3				0.0				28.6				46.1			
Approach LOS									D				E			

HCS7 Two-Way Stop-Control Report

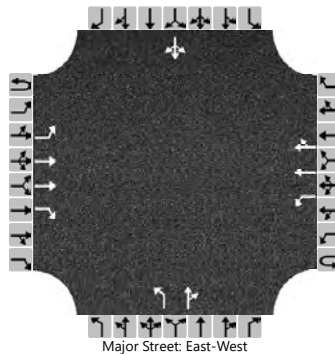
General Information

Analyst	Nicholas Pazanski
Agency/Co.	CHW
Date Performed	5/13/2019
Analysis Year	2019
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Turkey Creek Blvd AM Existing

Site Information

Intersection	US 441 & Turkey Creek Blv
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Turkey Creek
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	2	1261	41	0	41	627	1		121	0	313		2	0	1
Percent Heavy Vehicles (%)	0	3			0	8				1	0	1		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.52	6.50	6.92		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.51	4.00	3.31		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2				44				129		333			3	
Capacity, c (veh/h)		911				460				127		401			36	
v/c Ratio		0.00				0.09				1.01		0.83			0.09	
95% Queue Length, Q ₉₅ (veh)		0.0				0.3				7.0		7.7			0.3	
Control Delay (s/veh)		9.0				13.6				148.9		45.0			115.7	
Level of Service (LOS)		A				B				F		E			F	
Approach Delay (s/veh)	0.0				0.8				74.0				115.7			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

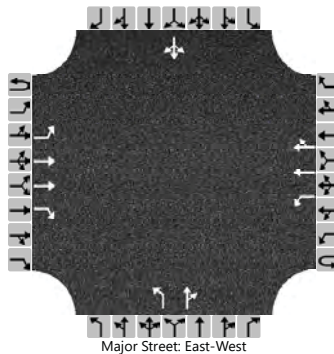
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	5/23/2019
Analysis Year	2019
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Turkey Creek Blvd PM Existing

Site Information

Intersection	US 441 & Turkey Creek Blv
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Turkey Crk Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	0	842	108	0	272	1279	0		54	0	111		0	0	1
Percent Heavy Vehicles (%)	0	0			0	3				2	0	2		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.10				4.16				7.54	6.50	6.94		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.23				3.52	4.00	3.32		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				292				58		119			1	
Capacity, c (veh/h)		505				669				74		554			394	
v/c Ratio		0.00				0.44				0.79		0.22			0.00	
95% Queue Length, Q ₉₅ (veh)		0.0				2.2				3.8		0.8			0.0	
Control Delay (s/veh)		12.1				14.5				146.3		13.3			14.2	
Level of Service (LOS)		B				B				F		B			B	
Approach Delay (s/veh)	0.0				2.5				56.8				14.2			
Approach LOS									F				B			

2020 Background

HCS7 Two-Way Stop-Control Report

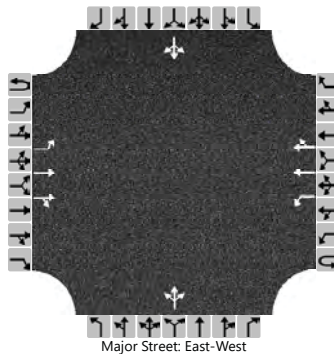
General Information

Analyst	Nicholas Pazanski
Agency/Co.	CHW
Date Performed	5/14/2019
Analysis Year	2020
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	NW 59th Terrace AM Background

Site Information

Intersection	US 441 & NW 59th Terrace
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	NW 59th Terrace
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	18	1563	7	0	3	665	9		3	1	3		11	3	7
Percent Heavy Vehicles (%)	0	3			0	7				29	29	29		10	10	10
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.24				8.08	7.08	7.48		7.70	6.70	7.10
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.27				3.79	4.29	3.59		3.60	4.10	3.40

Delay, Queue Length, and Level of Service

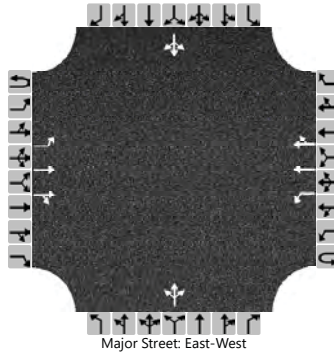
Flow Rate, v (veh/h)		19				3					7				22	
Capacity, c (veh/h)		873				359					95				199	
v/c Ratio		0.02				0.01					0.08				0.11	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.2				0.4	
Control Delay (s/veh)		9.2				15.1					46.2				25.4	
Level of Service (LOS)		A				C					E				D	
Approach Delay (s/veh)	0.1				0.1				46.2				25.4			
Approach LOS									E				D			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Brian Snyder	Intersection	US 441 & NW 59th Terrace
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	5/23/2019	East/West Street	US 441
Analysis Year	2020	North/South Street	NW 59th Terrace
Time Analyzed	PM	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	NW 59th Terrace PM Background		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	19	942	6	0	5	1515	20		7	3	6		15	0	13
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		11	0	11
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.16				7.50	6.50	6.90		7.72	6.50	7.12
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.23				3.50	4.00	3.30		3.61	4.00	3.41

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20				5					17				30	
Capacity, c (veh/h)		378				670					167				115	
v/c Ratio		0.05				0.01					0.10				0.26	
95% Queue Length, Q ₉₅ (veh)		0.2				0.0					0.3				1.0	
Control Delay (s/veh)		15.1				10.4					29.0				47.3	
Level of Service (LOS)		C				B					D				E	
Approach Delay (s/veh)	0.3				0.0				29.0				47.3			
Approach LOS									D				E			

HCS7 Two-Way Stop-Control Report

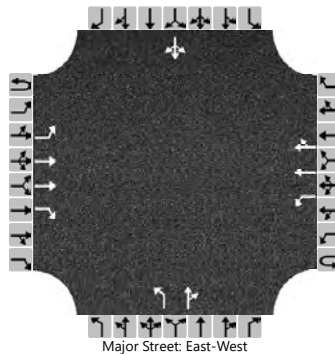
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	5/23/2019
Analysis Year	2020
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Turkey Creek Blvd AM Background

Site Information

Intersection	US 441 & Turkey Creek Blv
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Turkey Creek
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	2	1274	41	0	41	633	1		121	0	313		2	0	1
Percent Heavy Vehicles (%)	0	3			0	8				1	0	1		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.52	6.50	6.92		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.51	4.00	3.31		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2				44				129		333			3	
Capacity, c (veh/h)		906				455				125		397			30	
v/c Ratio		0.00				0.10				1.03		0.84			0.11	
95% Queue Length, Q ₉₅ (veh)		0.0				0.3				7.2		7.9			0.3	
Control Delay (s/veh)		9.0				13.8				156.2		46.5			137.5	
Level of Service (LOS)		A				B				F		E			F	
Approach Delay (s/veh)	0.0				0.8				77.1				137.5			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

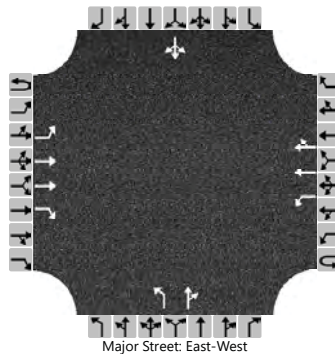
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	5/23/2019
Analysis Year	2020
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Turkey Creek Blvd PM Background

Site Information

Intersection	US 441 & Turkey Creek Blv
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Turkey Crk Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	0	850	109	0	275	1292	0		54	0	111		0	0	1
Percent Heavy Vehicles (%)	0	0			0	3				2	0	2		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.10				4.16				7.54	6.50	6.94		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.23				3.52	4.00	3.32		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				296				58		119			1	
Capacity, c (veh/h)		499				664				71		551			390	
v/c Ratio		0.00				0.45				0.81		0.22			0.00	
95% Queue Length, Q ₉₅ (veh)		0.0				2.3				3.9		0.8			0.0	
Control Delay (s/veh)		12.2				14.7				155.7		13.3			14.3	
Level of Service (LOS)		B				B				F		B			B	
Approach Delay (s/veh)	0.0				2.6				59.9				14.3			
Approach LOS									F				B			

2020 Build-Out

HCS7 Two-Way Stop-Control Report

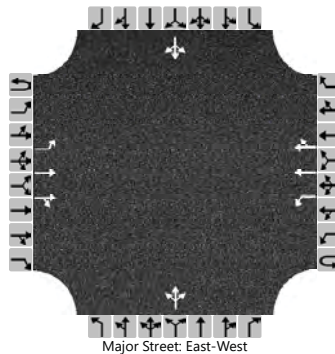
General Information

Analyst	Savanna Stockton
Agency/Co.	CHW
Date Performed	9/5/2019
Analysis Year	2020
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	NW 59th Terrace AM Build-out

Site Information

Intersection	US 441 & NW 59th Terrace
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	NW 59th Terrace
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	17	18	1603	7	0	77	665	9		9	1	16		11	3	7
Percent Heavy Vehicles (%)	0	3			0	7				29	29	29		10	10	10
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.16				4.24				8.08	7.08	7.48		7.70	6.70	7.10
Base Follow-Up Headway (sec)	2.5	2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.23				2.27				3.79	4.29	3.59		3.60	4.10	3.40

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37				82					28				22	
Capacity, c (veh/h)		645				345					97				92	
v/c Ratio		0.06				0.24					0.29				0.24	
95% Queue Length, Q ₉₅ (veh)		0.2				0.9					1.1				0.9	
Control Delay (s/veh)		10.9				18.7					56.5				56.4	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.2				1.9				56.5				56.4			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

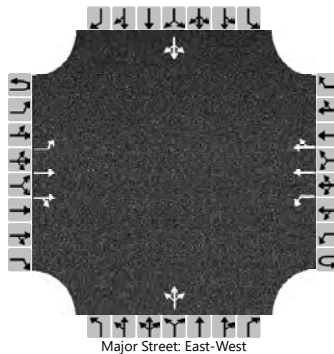
General Information

Analyst	Savanna Stockton
Agency/Co.	CHW
Date Performed	9/5/2019
Analysis Year	2020
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	NW 59th Terrace PM Build-out

Site Information

Intersection	US 441 & NW 59th Terrace
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	NW 59th Terrace
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	29	19	1009	6	0	89	1515	20		16	3	28		15	0	13
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		11	0	11
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.18				4.16				7.50	6.50	6.90		7.72	6.50	7.12
Base Follow-Up Headway (sec)	2.5	2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.24				2.23				3.50	4.00	3.30		3.61	4.00	3.41

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		52				96					51				30	
Capacity, c (veh/h)		167				629					138				71	
v/c Ratio		0.31				0.15					0.37				0.42	
95% Queue Length, Q ₉₅ (veh)		1.2				0.5					1.5				1.7	
Control Delay (s/veh)		35.8				11.7					45.6				88.0	
Level of Service (LOS)		E				B					E				F	
Approach Delay (s/veh)	1.6				0.6				45.6				88.0			
Approach LOS									E				F			

HCS7 Two-Way Stop-Control Report

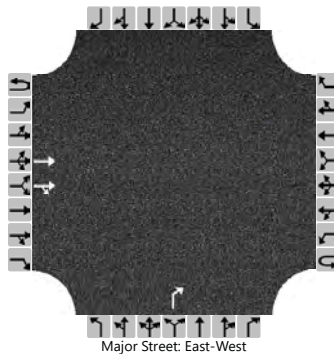
General Information

Analyst	Savanna Stockton
Agency/Co.	CHW
Date Performed	9/5/2019
Analysis Year	2020
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Right-in/Right-out Access AM Build-out

Site Information

Intersection	US 441 & Site Access
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Site Access
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	0	0		0	0	1		0	0	0
Configuration			T	TR								R				
Volume (veh/h)			1589	31								57				
Percent Heavy Vehicles (%)												29				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												7.48				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.59				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												64				
Capacity, c (veh/h)												230				
v/c Ratio												0.28				
95% Queue Length, Q ₉₅ (veh)												1.1				
Control Delay (s/veh)												26.6				
Level of Service (LOS)												D				
Approach Delay (s/veh)									26.6							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

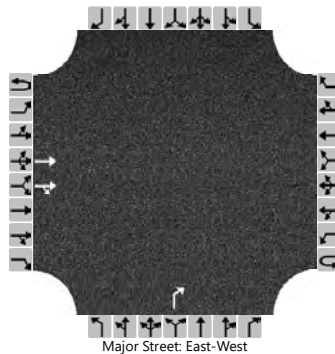
General Information

Analyst	Savanna Stockton
Agency/Co.	CHW
Date Performed	9/5/2019
Analysis Year	2020
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Right-in/Right-out Access PM Build-out

Site Information

Intersection	US 441 & Site Access
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Site Access
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	0	0		0	0	1		0	0	0
Configuration			T	TR								R				
Volume (veh/h)			961	36								96				
Percent Heavy Vehicles (%)												29				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												7.48				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.59				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												112				
Capacity, c (veh/h)												396				
v/c Ratio												0.28				
95% Queue Length, Q ₉₅ (veh)												1.1				
Control Delay (s/veh)												17.6				
Level of Service (LOS)												C				
Approach Delay (s/veh)									17.6							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

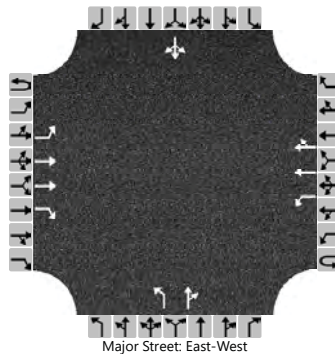
General Information

Analyst	Savanna Stockton
Agency/Co.	CHW
Date Performed	9/5/2019
Analysis Year	2020
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Turkey Creek Blvd AM Build-out

Site Information

Intersection	US 441 & Turkey Creek Blv
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Turkey Creek
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	2	1305	41	0	41	656	1		121	0	313		2	0	1
Percent Heavy Vehicles (%)	0	3			0	8				1	0	1		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage					Left + Thru				1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.52	6.50	6.92		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.51	4.00	3.31		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

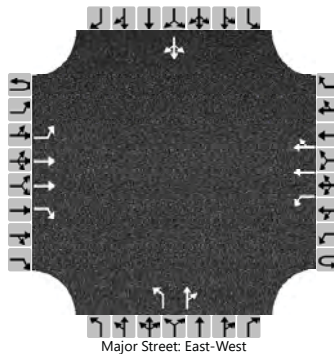
Flow Rate, v (veh/h)		2				44				129		333			3	
Capacity, c (veh/h)		887				441				119		387			17	
v/c Ratio		0.00				0.10				1.08		0.86			0.19	
95% Queue Length, Q ₉₅ (veh)		0.0				0.3				7.6		8.3			0.5	
Control Delay (s/veh)		9.1				14.1				175.4		50.4			256.2	
Level of Service (LOS)		A				B				F		F			F	
Approach Delay (s/veh)	0.0				0.8				85.3				256.2			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Savanna Stockton	Intersection	US 441 & Turkey Creek Blv
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	9/5/2019	East/West Street	US 441
Analysis Year	2020	North/South Street	Turkey Crk Blvd
Time Analyzed	PM	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Turkey Creek Blvd PM Build-out		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	0		1	1	0		0	1	0
Configuration		L	T	R		L	T	TR		L		TR			LTR	
Volume (veh/h)	0	0	886	109	0	275	1330	0		54	0	111		0	0	1
Percent Heavy Vehicles (%)	0	0			0	3				2	0	2		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.10				4.16				7.54	6.50	6.94		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.23				3.52	4.00	3.32		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				296				58		119			1	
Capacity, c (veh/h)		481				641				67		535			378	
v/c Ratio		0.00				0.46				0.87		0.22			0.00	
95% Queue Length, Q ₉₅ (veh)		0.0				2.4				4.1		0.8			0.0	
Control Delay (s/veh)		12.5				15.3				175.9		13.7			14.6	
Level of Service (LOS)		B				C				F		B			B	
Approach Delay (s/veh)	0.0				2.6				66.8				14.6			
Approach LOS									F				B			

Appendix E:

Straight-Line Diagram

[illegible]

Appendix F:

ITE Trip Generation Documentation

Shopping Center (820)

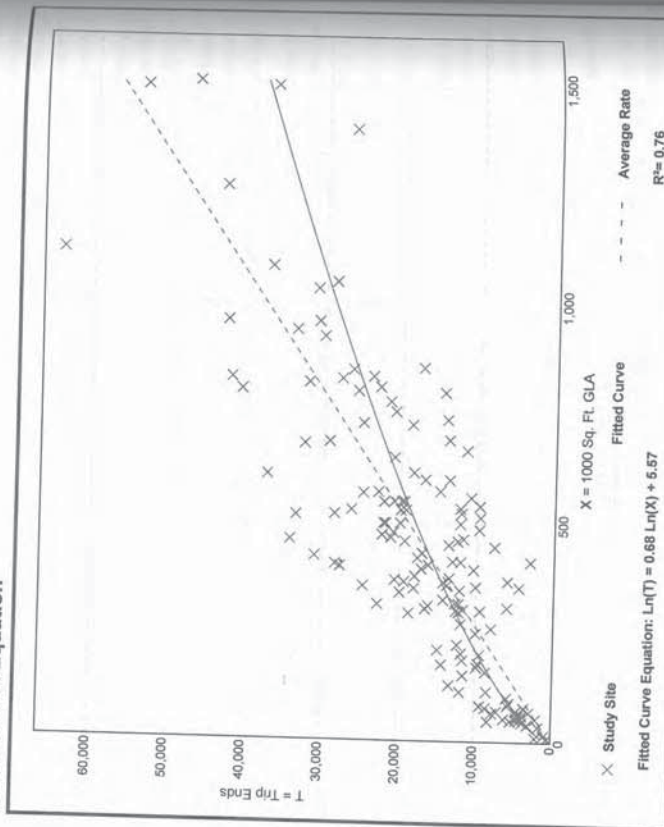
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	37.75	Standard Deviation
Range of Rates	7.42 - 207.98	16.41

Data Plot and Equation



Shopping Center (820)

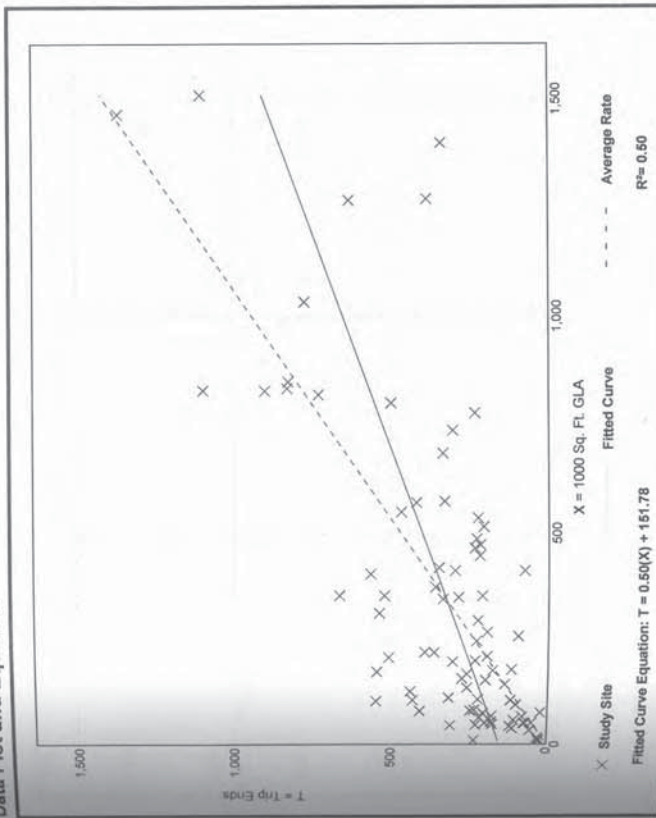
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 84
1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	0.94	Standard Deviation
Range of Rates	0.18 - 23.74	0.87

Data Plot and Equation



Shopping Center (820)

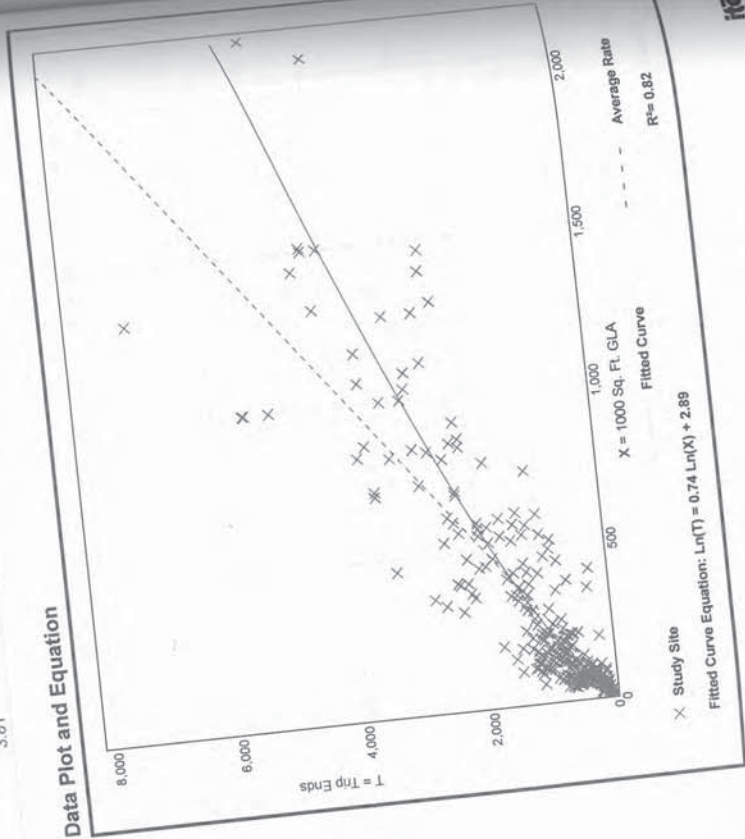
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
General Urban/Suburban

Setting/Location: 261
Number of Studies: 327
1000 Sq. Ft. GLA: 48% entering, 52% exiting
Directional Distribution:

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	3.81	Standard Deviation	2.04
Range of Rates	0.74 - 18.69		

Data Plot and Equation



Shopping Center (820)

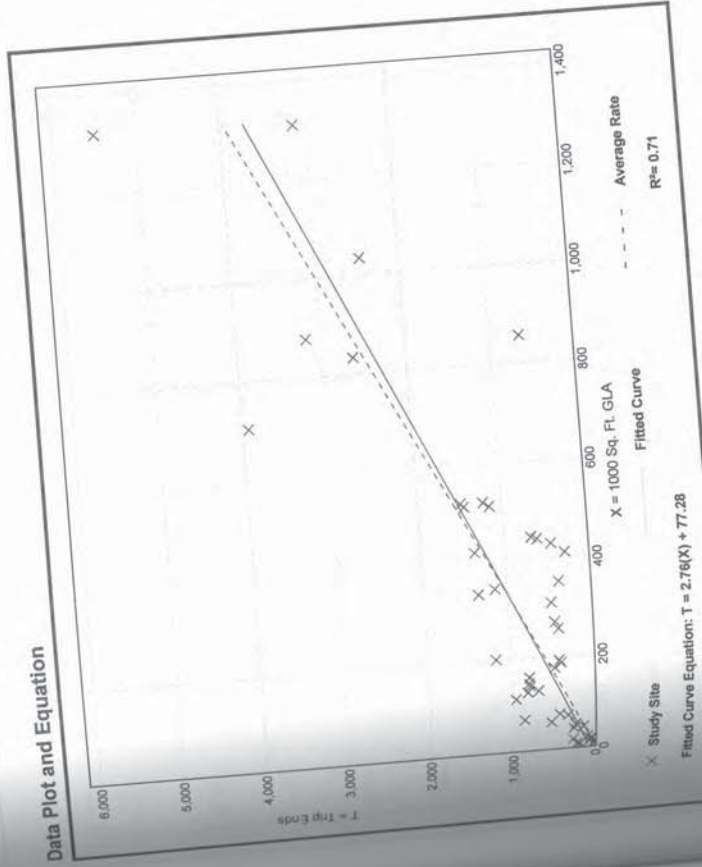
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
1000 Sq. Ft. GLA: 54% entering, 46% exiting
Directional Distribution:

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	3.00	Standard Deviation	1.85
Range of Rates	0.70 - 23.74		

Data Plot and Equation



Land Use: 934 Fast-Food Restaurant with Drive-Through Window

Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 48 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

Fast-Food Restaurant with Drive-Through Window (934)

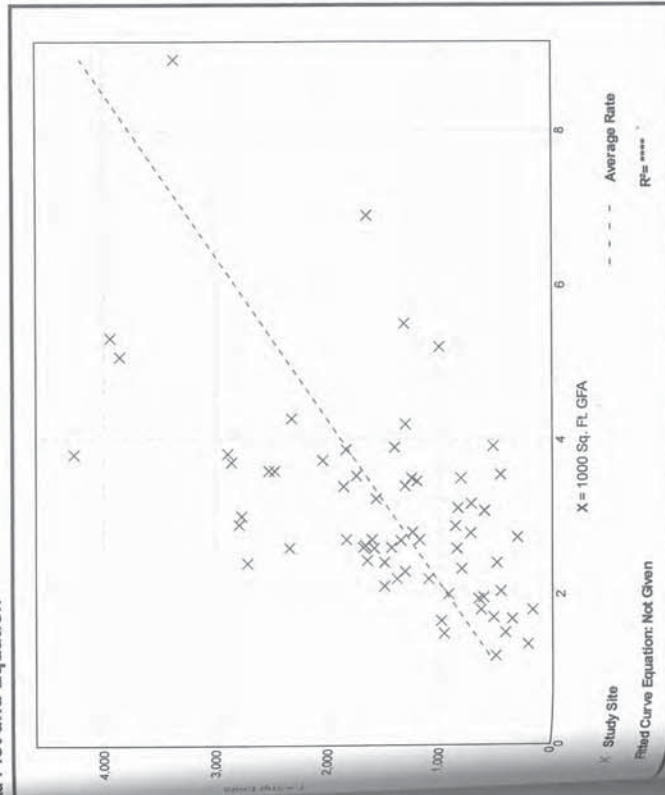
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 111

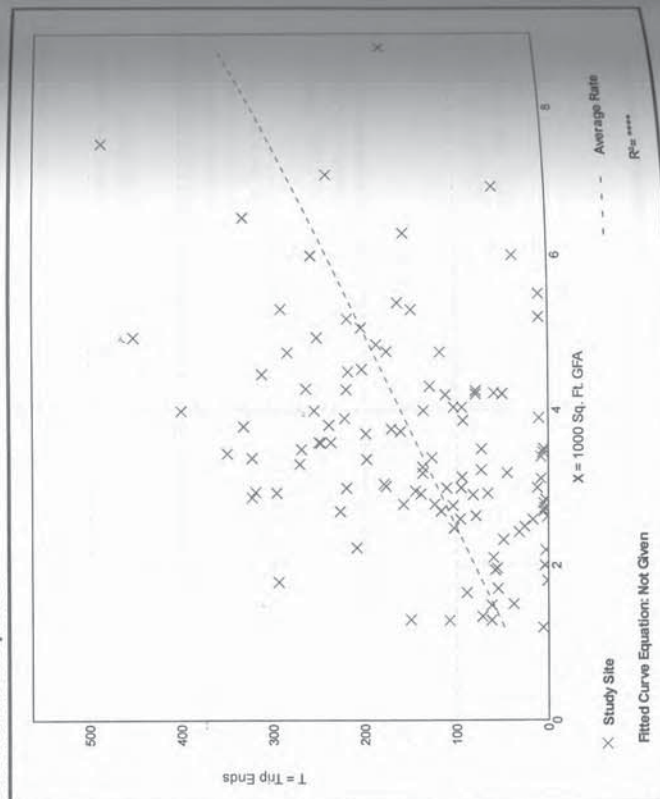
1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 185

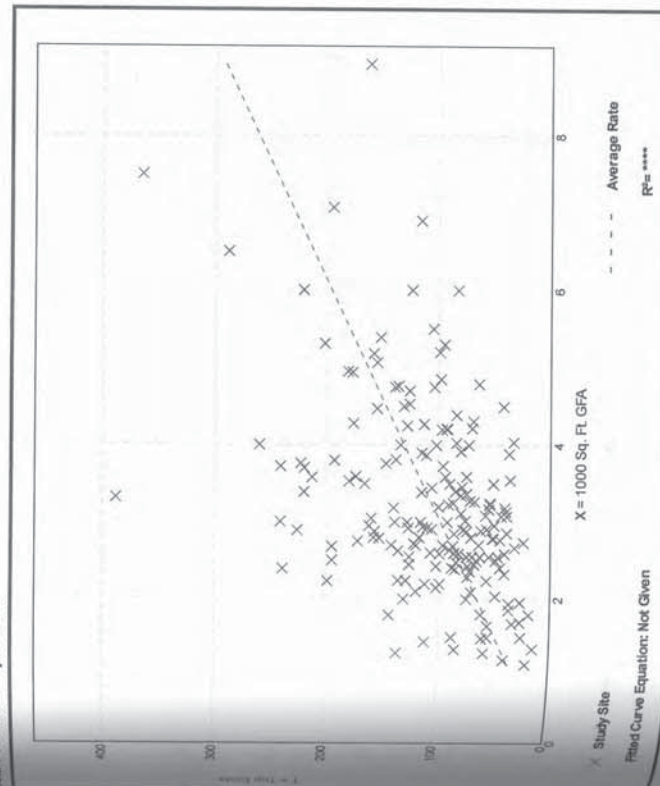
1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

General Office Building (710)

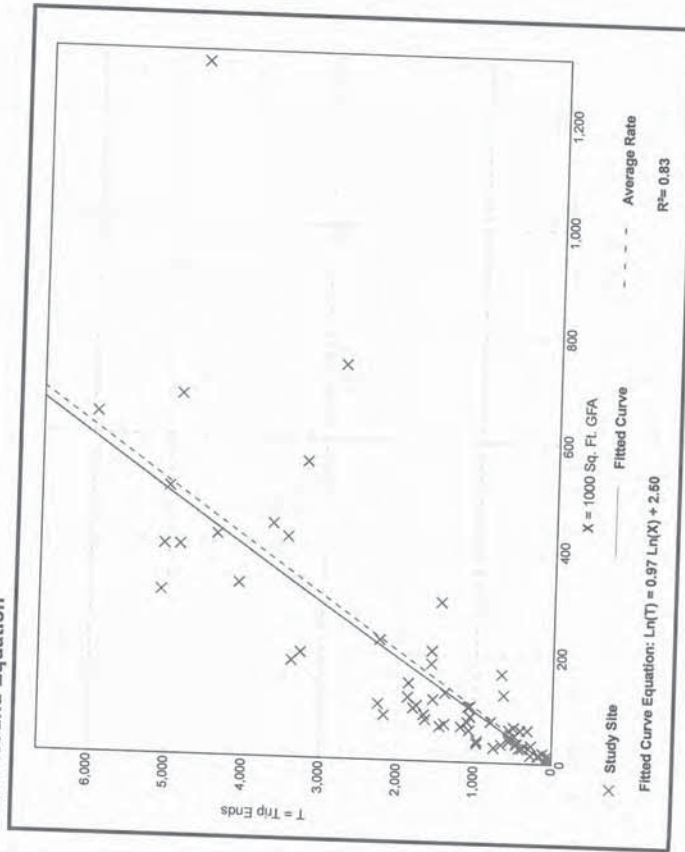
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



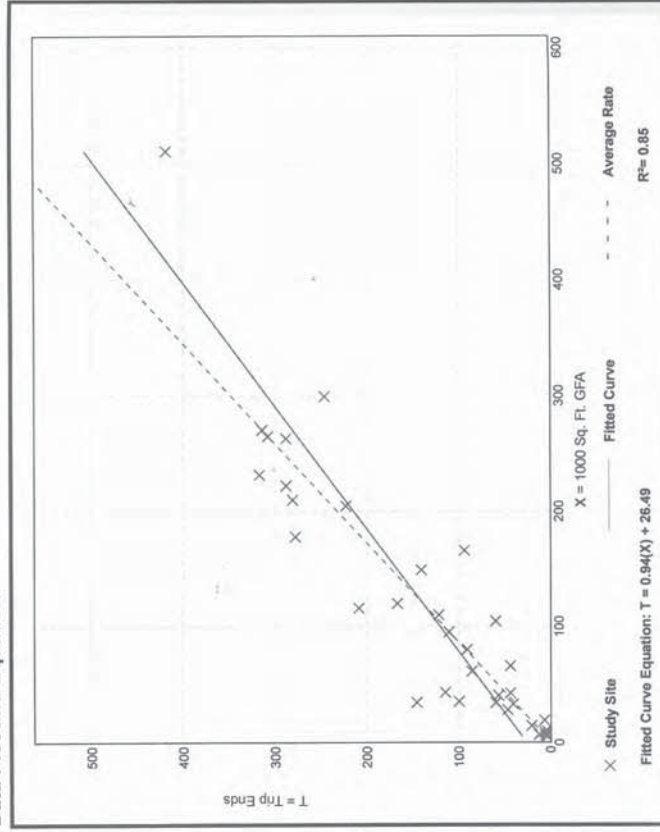
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 35
1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 32
1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation

