Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

The Planning and Zoning Board will conduct a

Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: February 11, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

A) PSP23-0008 - RIZZZO SELF STORAGE OF ALACHUA SITE PLAN APPLICATION: A REQUEST BY CHW, LLC (APPLICANT AND AGENT) ON BEHALF OF RIZZZO SELF STORAGE OF ALACHUA LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF 11 BUILDINGS FOR SELF-STORAGE AND ASSOCIATED SITE IMPROVEMENTS ON A ± 9.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 109TH LANE AND US HIGHWAY 441; TAX PARCEL: 05930-001-000; FUTURE LAND USE: INDUSTRIAL; ZONING: INDUSTRIAL GENERAL (IG); (QUASI-JUDICIAL).

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - OCTOBER 8, 2024

B) APPROVE MEETING MINUTES - NOVEMBER 12, 2024

C) APPROVE MEETING MINUTES JANUARY 14, 2025

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Commission Agenda **Item**

MEETING DATE: February 11, 2025

SUBJECT: PSP23-0008 - Rizzzo Self Storage of Alachua Site Plan Application: A request by CHW, LLC (applicant and agent) on behalf of Rizzzo Self Storage of Alachua LLC (Property Owner) for a site plan proposing the construction of 11 buildings for self-storage and associated site improvements on a ± 9.60-acre subject property generally located at the southwest corner of NW 109th Lane and US Highway 441; Tax Parcel: 05930-001-000; Future Land Use: Industrial; Zoning: Industrial General (IG); (Quasi-Judicial).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the five conditions provided in Exhibit "A" and located on page 21 of the February 11, 2025, Staff Report to the Planning & Zoning Board.

Recommended Motion: *I move based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the five conditions provided in Exhibit "A" and located on page 21 of the February 11, 2025, Staff Report.*

Summary

This application is a request by Mitchell Mason, P.E., of CHW, LLC, applicant and agent for Rizzzo Self Storage of Alachua LLC, property owner, for consideration of a site plan proposing the construction of 11 buildings for self-storage with associated site improvements on a ± 9.60-acre subject property (tax parcel: 05930-001-000).

The subject property is generally located at the southwest corner of NW 109th Lane and US Highway 441. The subject property is undeveloped and comprised of naturally wooded areas.

The proposed development will convey the development's stormwater runoff to an on-site stormwater system. Access will be provided via NW 109th Lane.

This item was heard by the Planning & Zoning Board on January 14, 2025, where the Board held a duly advertised public hearing and received and considered public comment. The Board voted

to defer the item 4-0 to a date certain, February 11, 2025. The applicant held an additional neighborhood meeting on February 3, 2025, to discuss the application with members of the public.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report
2. Application Materials
3. Access Agreement 109th Ln
4. Public Notice Materials
5. Neighborhood Meeting Materials - 2025_02_03
6. Written Public Comment - (4 Letters) 2025_01_14
7. Written Public Comment - (26 Letters) 2025_01_13
8. Written Public Comment - 2025_01_07

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: February 11, 2025
Quasi-Judicial Hearing **Application #: PSP23-0008**

SUBJECT:	A request for a site plan proposing the construction of 11 buildings for self-storage and associated site improvements.
APPLICANT/AGENT:	Mitchell Mason, P.E., CHW, LLC
PROPERTY OWNER:	Rizzzo Self Storage of Alachua LLC
LOCATION:	Generally located at the southwest corner of NW 109th Lane & US Highway 441
PARCEL ID NUMBER:	05930-001-001
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	± 9.60
PROJECT PLANNER:	Carson J. Crockett, AICP Candidate
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the February 11, 2025, Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*I move based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the February 11, 2025, Staff Report.*

SUMMARY

This application is a request by Mitchell Mason, P.E., of CHW, LLC, applicant and agent for Rizzzo Self Storage of Alachua LLC, property owner, for consideration of a site plan proposing the construction of 11 buildings for self-storage with associated site improvements on a ± 9.60-acre subject property (tax parcel: 05930-001-001).

The subject property is generally located at the southwest corner of NW 109th Lane and US Highway 441. The subject property is undeveloped and comprised of naturally wooded areas.

The proposed development will convey the development's stormwater runoff to an on-site stormwater system. Access will be provided via NW 109th Lane.

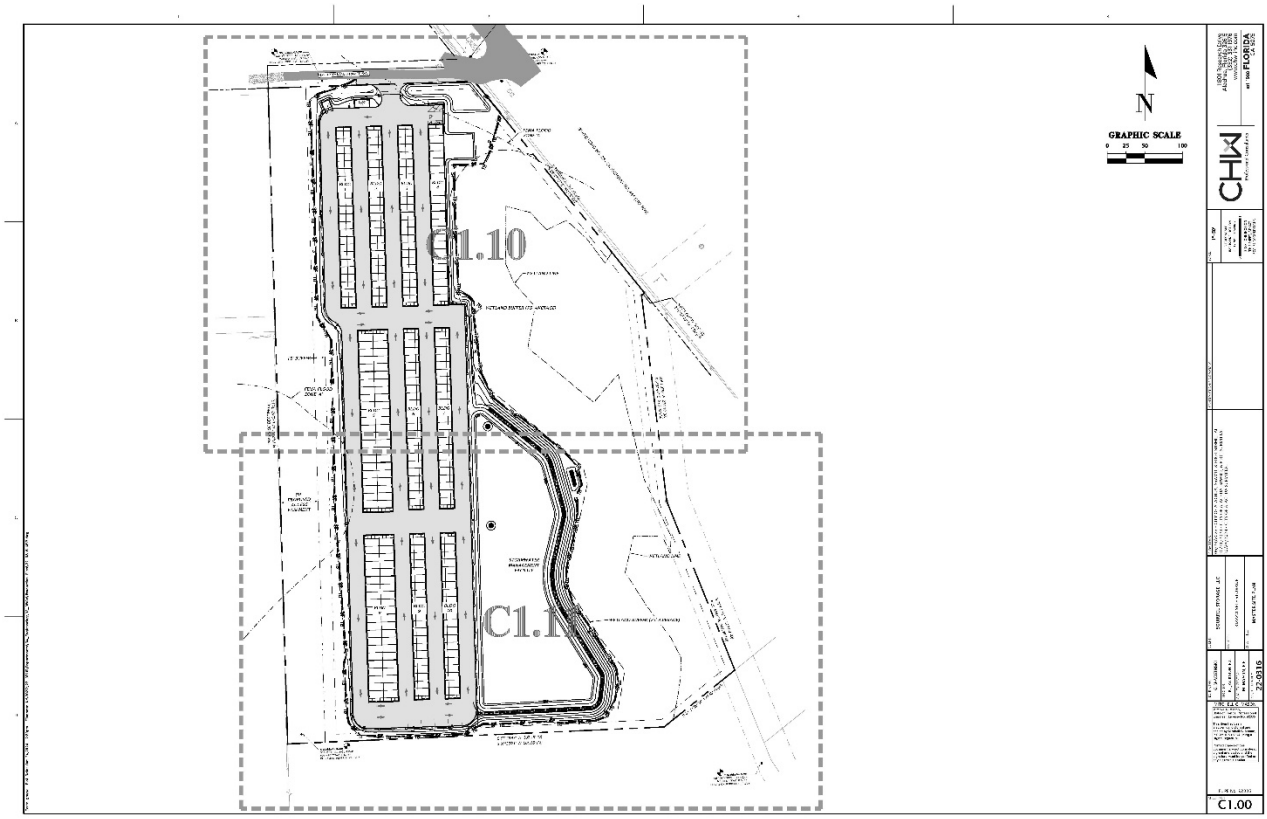


Figure 1. Proposed Site Plan Overview

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Office, Non-Professional Services	Commercial	Commercial Intensive (CI)
South	Vacant	Moderate Density Residential	Planned Development (PUD)
East	Vacant	Moderate Density Residential	Planned Development (PUD)
West	Single-Family Detached	Agriculture	Agricultural (A)

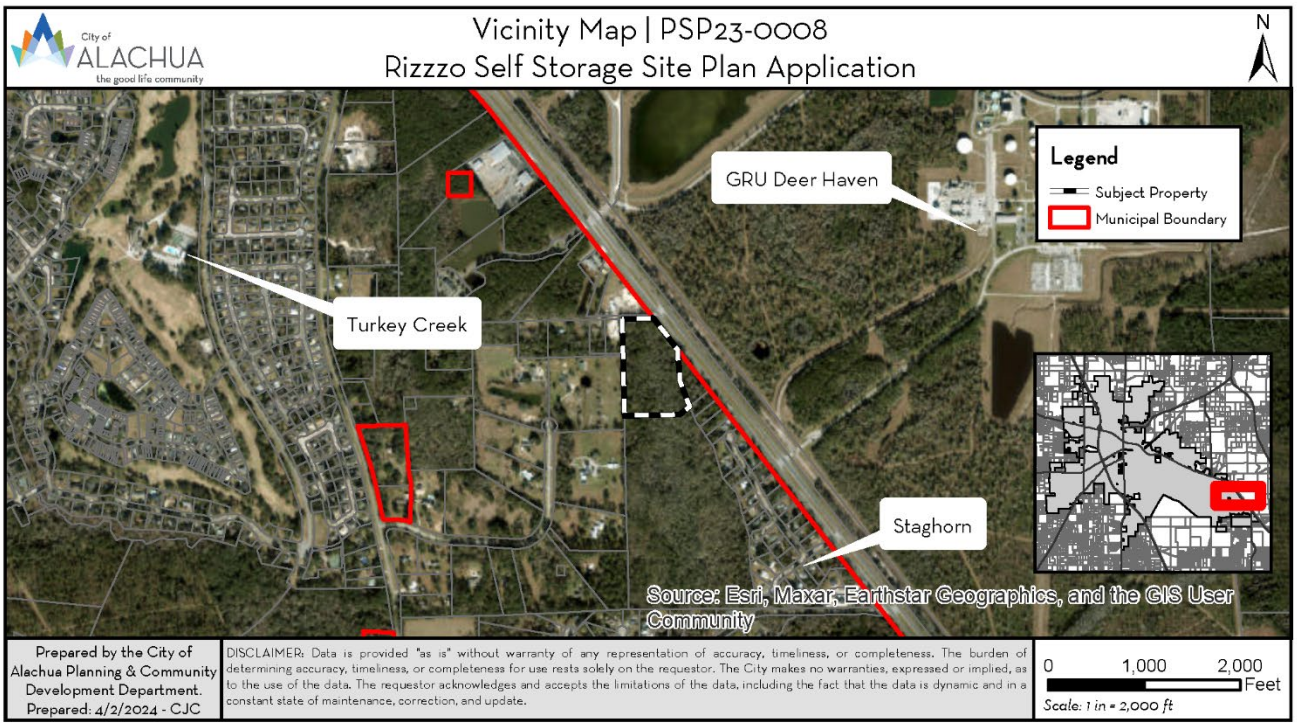


Figure 2. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site plan applications.

A neighborhood meeting was held on May 25, 2023, at 11801 Research Drive, Alachua, Fl 32615 (CHW Office). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the public.

An additional neighborhood meeting was held on February 03, 2025, at 11801 Research Drive, Alachua, Fl 32615 (CHW Office). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 27 members of the public. A neighborhood meeting summary has been submitted by the applicant and is available for review in Exhibit "B" of this report.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.5: *Industrial*

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses wither as allowed uses or with special exception.

Evaluation & Findings – Objective 1.5 and Policy 1.5.b: The proposed site plan is consistent with the uses permitted within the Industrial land use category (self-storage facilities). There is no proposed change of the future land use category or zoning district.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category 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 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 potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused on impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals 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; and,
11. Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation & Findings – Policy 1.5.d: The proposed site plan is consistent with the established performance standards in the Industrial land use category.

Objective 5.1: *Natural features*

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

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

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

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Evaluation & Findings – Objective 5.1 and Policies 5.1.a-5.1.e: An environmental conditions analysis has been included within this staff report. Based upon a wetland delineation dated June 28, 2023, there are two wetland areas present on the site. One wetland is ± 0.05-acres in size and the other wetland is ± 0.93-acres in size. The applicant is proposing to remove the ± 0.05-acre wetland and preserve the ± 0.93-acre wetland with appropriate buffering.

Based on the best available data, there are no other significant environmental resources that could limit or impact development.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings – Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed site plan will not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

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

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

Evaluation & Findings – Policy 1.2.a: The subject property is located outside the City's wastewater service area and is not required to connect to the City of Alachua's wastewater system and service will not be provided.

Objective 2.1: *Solid Waste Level of Service Standards and Implementation*

The City shall continue to ensure satisfactory and economical solid waste service for all City residents with an emphasis on reuse and recycling.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings – Objective 2.1 and Policy 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed site plan will not result in a decrease in the level of service for solid waste facilities monitored for concurrency.

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

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

Evaluation & Findings – Policy 4.1.b: The subject property is located within the potable water service area and service will be provided.

Policy 4.1.c: The City shall establish the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reach 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings – Policy 4.1.c: An analysis of the impacts to potable water facilities has been provided within this report. The proposed site plan will not result in a decrease in the level of service for potable water facilities monitored for concurrency.

Conservation and Open Space Element

Objective 1.10: *Wetlands*

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

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of a site exists, any development or dredging and filling which would alter their natural functions. If no other alternative exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

b. Clearing or removal of native vegetation shall not exceed · acre per 5 acres, except where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of · acre per 5 acres. Exotic vegetation may be removed without regard for this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable · acre or · acre limitation, or is replanted with native wetland vegetation.

c. Drain fields for septic tanks and gray water shall be located outside the wetland.

d. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flood data available, residences must be built at least 2 feet above the highest seasonal water level.

b. All support buildings and other support facilities shall be constructed outside the wetland.

c. Clearing or removal of vegetation shall not exceed · acre per 3 acres, except where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 ace per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewer system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet the following conditions:
a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Evaluation & Findings – Objective 1.10 and Policy 1.10.b: An environmental conditions analysis has been included within this staff report. Based upon a wetland delineation dated June 28, 2023, there are two wetland areas present on the site. One wetland is ± 0.05-acres in size and the other wetland is ± 0.93-acres in size. The applicant is proposing to remove the ± 0.05-acre wetland and preserve the ± 0.93-acre wetland with appropriate buffering.

Senior Ecologist Andy Woodruff, PWS, and Ecological Consultant, Brett Bartek, with CHW, LLC contend that (a) the wetland to be removed is less than .25-acres in size; (b) the wetland to be removed is of poor quality, including being a regionally isolated system with no proximity to conservation land, not contributing to water enhancement for fish, wildlife, and listed species, and not constituting nursery habitat; (c) every reasonable step has been taken to minimize impact to wetland; and (d) the wetland is not of substantial size to constitute mitigation.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: Based upon a wetland delineation dated June 28, 2023, there are two wetland areas present on the site. One wetland is ± 0.05-acres in size and the other wetland is ± 0.93-acres in size. The applicant is proposing to remove the ± 0.05-acre wetland and preserve the ± 0.93-acre wetland with appropriate buffering.

Senior Ecologist Andy Woodruff, PWS, and Ecological Consultant, Brett Bartek, with CHW, LLC contend that (a) the wetland to be removed is less than .25-acres in size; (b) the wetland to be removed is of poor quality, including being a regionally isolated system with no proximity to conservation land, not contributing to water enhancement for fish, wildlife, and listed species, and not constituting nursery habitat; (c) every reasonable step has been taken to minimize impact to wetland; and (d) the wetland is not of substantial size to constitute mitigation.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem, therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: A portion of the project site is identified as FNAI Priority 3. As such, a listed species survey was conducted on January 23, 2023. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are three soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Pomona Sand	B/D	Poorly drained	Severe: wetness	Severe: wetness	52.76
Wauchula Sand	B/D	Poorly drained	Severe: wetness	Severe: wetness	44.81
Surrency Sand	D	Very poorly drained	Severe: ponding	Severe: ponding	2.42

Evaluation & Findings: The soil types present on the subject property pose some significant limitations for the proposed development; however, limitations have been addressed by the applicant in the site plan and supporting documents.

Flood Potential

Panel 12001C0145E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is primarily located in Flood Zone X (areas determined to be outside of the 500-year floodplain); however, a portion of the western area of the subject property is located within Flood Zone A. No structures are proposed to be located within the flood zone.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not identified as a Karst sensitive area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP).

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structure or markers on the subject property.

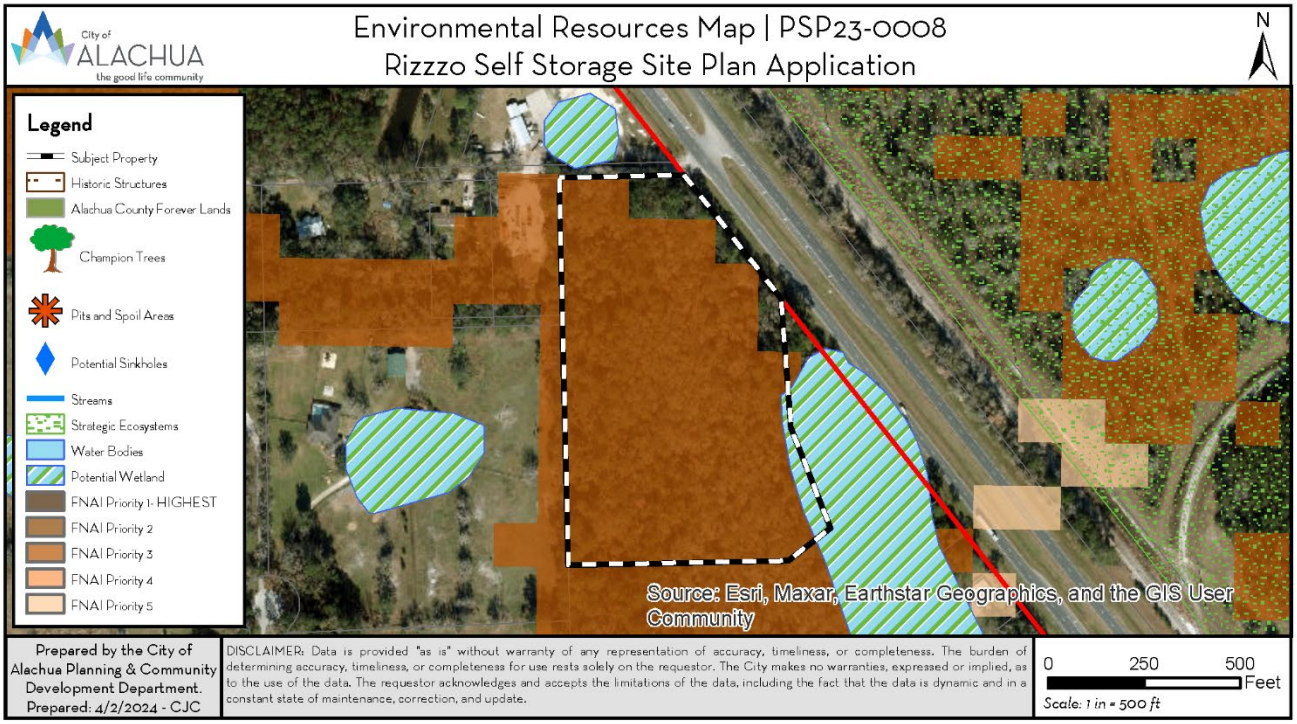


Figure 3. Environmental Resources Map

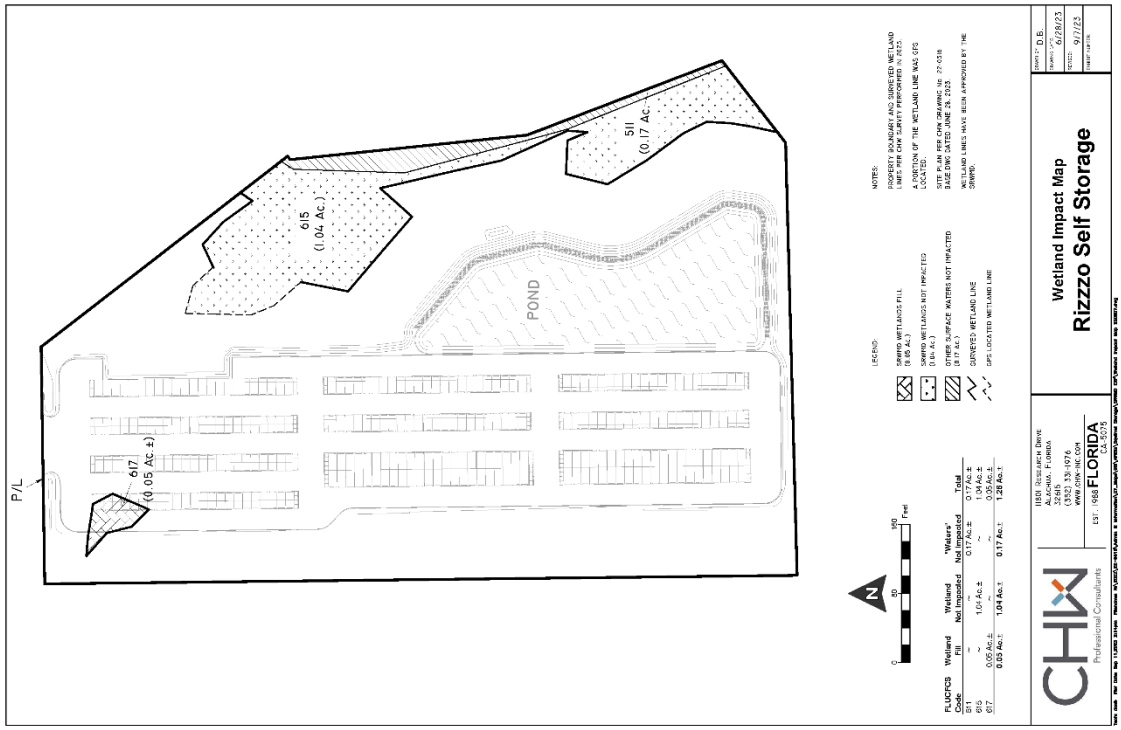


Figure 4. Wetland Delineation Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Standards

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards. A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with the Comprehensive Plan***. The development and uses in the site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: A Comprehensive Plan consistency analysis has been included within this report. Specific goals, objectives, and policies that support the application can be located in the Future Land Use, Transportation, Community Facilities, and Conservation and Open Space elements.

(2) ***Use Allowed in Zone District***. The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned General Industrial (IG), which allows "self-service storage" as a permitted use.

(3) ***Zone District Use-Specific Standards***. The development and uses in the site plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Use-specific standards for "self-service storage" are established in Section 4.3.4(H). The application has been reviewed for, and is found to comply with all applicable and relevant use-specific standards.

(4) ***Development and Design Standards***. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for, and is found to comply with all applicable and relevant provisions of Article 6: *Development Standards*, including but not limited to Section 6.1, *Off-street parking and loading standards*, Section 6.2, *Tree protection and landscaping standards*, Section 6.3, *Fencing standards*, Section 6.4, *Exterior lighting standards*, Section 6.7, *Open space standards*, and Section 6.9, *Environmental protection standards*. The applicant has requested off-site tree mitigation in accordance with Section 6.2.1(D)(7), *Tree banking*, with Resolution R-24-05 establishing the fee for mitigation.

(5) *Subdivision Standards*. In cases where a subdivision has been approved or is pending, the development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*. The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application has been reviewed for, and is found to comply with all other applicable and relevant City ordinances and regulations.

Compliance with Section 6.6.3, Residential Protection Standards

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development.

Evaluation & Findings: Existing single-family and vacant lots within residential districts are located within 500 feet of the subject property. Staff is proposing one condition related to the mitigation of adverse impacts to the existing residential development. The proposed condition references fencing requirements and is provided in Exhibit "A" and located on page 21 of the Staff Report.

PUBLIC FACILITIES IMPACT ANALYSIS

The proposed site plan has been evaluated for potential impacts on public facilities. The expected impacts of the proposed site plan will not result in a decrease in the level of service for public facilities. A Site Plan is a final development order, and concurrency will be reserved.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection	4/D	Principle Arterial	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 3-2. Potential Trip Generation [1]

Land Use	Density/Intensity	AADT	PM Peak Hour
Self-Service Storage [2]	± 56,299 sq ft	81	8
Total	**± 56,299 sq ft**	**81**	**8**

1 Source: ITE Trip Generation, 11th Edition.
2 ITE Code 150

Table 4. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 3 U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection	
	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870
Existing Traffic[2]	22,194	2,127
Reserved Trips[3]	1,244	204
Available Capacity[3]	19,562	1,539
Increase/Decrease in Trips Generated by Development[4]	81	8
Residual Capacity	19,481	1,531
Residual Percentage of Permitted Design Capacity Utilized	54.70%	60.44%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua December 2024 Development Monitoring Report.
4 Trip Distribution: Segment 3 – 100%.

Evaluation & Findings: The expected impacts of the proposed site plan will not adversely affect the level of service of the roadway segments identified above. The impacts that will be generated by the proposed site plan are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Reserved Capacity[2]	468,945
Available Capacity	282,805
Increase/Decrease in Potable Water Demand from Application[3]	264
Residual Capacity	282,541
Residual Percentage of Permitted Design Capacity Utilized	87.72%

1 City of Alachua Public Services Department, April 2024
2 City of Alachua December 2024 Development Monitoring Report
3 Formula: Per 62-6.008 Florida Administrative Code (1 gallon per unit up to 200 units [200] + 1 gallon for each unit over 200 [128/2])

Evaluation & Findings: The expected impacts of the proposed site plan will not adversely affect the level of service of the potable water system. The impacts that will be generated by the proposed site plan are acceptable.

Sanitary Sewer Impacts

The subject property is outside the City's wastewater system service area and will not be served by City wastewater.; therefore, there are no impacts to wastewater facilities. The development will have no impact to the level of service of wastewater facilities.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Increase/Decrease in Demand Generated by Application[3]	0	0
New River Solid Waste Facility Anticipated Capacity[4]	50+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua December 2024 Development Monitoring Report
3 Formula: Per Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.
4 New River Solid Waste Association, April 2024

Evaluation & Findings: The expected impacts of the proposed site plan will not adversely affect the level of service of the solid waste facilities. The impacts that will be generated by the proposed site plan are acceptable.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the level of service of public school facilities.

EXHIBIT "A"
TO
RIZZZO SELF STORAGE OF ALACHUA LLC
SITE PLAN APPLICATION | PSP23-0008
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that (a) Resolution R-24-05 establishes the fee for tree banking in lieu of on-site mitigation at a rate of $125 per replacement inch required; (b) per Section 6.2.1(D), Tree planting, relocation, replacement, credit, banking, of the City's Land Development Regulations and as shown on sheet LS-4 of the site plan, a mitigation deficit of 322.5-inches exists, for a total off-site tree mitigation fee of $40,312.50; and (c) per Section 6.2.1(D)(7), Tree banking, of the City's Land Development Regulations, fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit.
2. The applicant acknowledges and agrees that to minimize adverse impacts in accordance with Section 6.6.3, Residential protection standards, of the City's Land Development Regulations, a minimum 6' tall, 100% opaque fence must be installed and maintained in very good condition along the western buffer to ensure the west facades of buildings 1, 5, 8, and 11 as identified on the site plan do not face, and are not visible from, the adjacent residential uses or from the provided easement.
3. The applicant acknowledges and agrees that they shall submit a revised site plan sheet set to include a minimum 4-foot-wide sidewalk along the southern portion of NW 109th Ln, spanning the length of any roadway improvements to NW 109th Ln completed as part of this development, which must be approved by Staff prior to the commencement of site work. The applicant acknowledges and agrees to locate this facility on their property and provide necessary easements if the private right-of-way does not have sufficient width to provide for such facility.
4. The applicant acknowledges and agrees that they shall submit a revised site plan sheet set to include a pad for residential trash can use by the residents whose dwelling's primary ingress/egress is NW 109th Lane, which must be approved by Staff prior to the commencement of site work and which must provide a 3ft-tall solid vegetative hedge on the rear and sides of said pad to reach maturity within 3-years of planting. The applicant acknowledges and agrees to locate this facility on their property and provide necessary easements if the private right-of-way does not have sufficient width to provide for such facility.

5. The applicant acknowledges and agrees that they shall provide public utility easements (PUEs) for all City-maintained public utilities. The PUEs shall be prepared in coordination with the City's Compliance and Risk Management Department and shall receive approval of the City's Compliance and Risk Management Department prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The applicant shall incur all costs associated with preparing and recording the PUEs.
6. The applicant acknowledges and agrees that the applicant and owner will obtain all other applicable local, state, and federal permits before the commencement of site plan work.
7. The applicant acknowledges and agrees that Conditions 1-6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1-7 as stated herein.

EXHIBIT "B"
TO
RIZZZO SELF STORAGE OF ALACHUA LLC
SITE PLAN APPLICATION | PSP23-0008
STAFF REPORT

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

SIGN-IN SHEET

Rizzzo Self Storage

22-0316

NV5

Meeting adjourned 8:32 PM

Event: Neighborhood Meeting

Date/Time: February 3, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Site Plan

	Print Name	Street Address	Signature
1	Sara Bryant Keith Bryant	10702 NW 47th Terrace Gainesville, FL	
2	Don Massimillo	10505 NW 47th Terr	
3	Tracy Massimillo	"	
4	LARISSA BERKOWITZ	10519 NW 47 Ter	
5	Kathy Pelham	10526 NW 47 Ter	
6	Sarah Lopez	10617 NW 47 Terr	
7	Kimberly Roach	10502 NW 47 Terr	
8	Jani Mackintosh	10501 NW 53rd Ter	
9	Nancy Mackintosh	" "	
10	Natalie Andrietta	4609 NW 103 Lane Gainesville Fl 32653	
11	Tamara Robbins	13627 NW 146th Ave Alachua	
12	Kevin Bulukos	10719 NW 53rd Ter	
13	Michael & Theresa Davis	4802 NW 105 Cut	

14	Erin Stucky	10604 NW 47th Ter Gainesville 32653	
15	RICH STIVSON	1041 CN W 47TH PL GNV 32653	
16	Sarah Maceo	10022 NW 52nd Ter. Gainesville, FL 32653	
17	Sarah Jones	5326 NW 102 Pl (Brooke Pointe)	
18	CHARLES/GLENDA GUARINO	5413 N.W. 104 PLACE GAINESVILLE FL 32653	
19	Colby Thompson	5104 NW 109th Lane Gainesville, FL 32653	
20	Constance Meyer	4720 NW 104th Lane Gainesville, FL 32653	
21	Julia Basagoitia	4803 NW 105th Lane Gainesville FL 32653	
22	Brenda Phillips	10409 NW 47th Terr Gainesville, Fl 32653	Brenda Phillips
23	Robert Harrison	10410 NW 47th Ter. Gainesville Fl 32653	
24	Donna Gocek Mark McKinney	9417 NW 43 St. Gainesville FL 32653	Donna Gocek Mark McK
25	Jose F Hernandez Miryam A. Hernandez	10521 NW 47th Terrace " "	
26	Sandy Prinder Lang Schools	4722 NW 104 LN.	
27	Nancy Atkinson Rich Atkinson	10616 NW 47 Terr	
28			
29			
30			
31			
32			

NEIGHBORHOOD MEETING MINUTES

Rizzzo Self Storage

22-0316

Event:	Neighborhood Meeting
Date/Time:	February 3, 2025 @ 6:00 PM
Place:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Re:	Third Neighborhood Workshop for Pending Site Plan Application

NV5 (Agent) Attendees
Mitchell Mason, PE; Kristen Jackson, EI
Gerry Dedenbach, AICP + LEED AP; Romy Garraud

Public Attendees
27 total, please see sign in sheet

Question: Why have we all not received notification letters when we live near the area?
Answer: We must abide by the City of Alachua Land Development Code (LDC) Neighborhood Workshop requirements, which provides the 400 ft. property owners notification distance criteria.

Question: Does anything prohibit you from sending letters outside of the 400 ft. radius of the subject property?
Answer: We must abide by the City of Alachua Neighborhood Workshop LDC requirements.

Question: Are you allowed to have roadways built over flood zones?
Answer: Under certain circumstance roadways can be built over flood zones. Federal Emergency Management Agency (FEMA) requirements define how, if fill is placed in a flood zone, compensating storage must be provided in order to not exacerbate potential flooding conditions. NV5 staff explained the 'cup-for-cup' analogy regarding compensatory storage requirements to the attendees.

Question: Does time of year play a role in regard to when wetlands are surveyed?
Answer: No, professional environmental scientists and State of Florida agencies are aware of seasonal weather variations and can determine wetlands based on field date any time of the year.

Question: Are the scientists who survey the wetlands a part of your organization or are they third party scientists?
Answer: The scientists we are referring to are part of our ecological team within our company. The ecologists then meet the Suwannee River Water Management District who verify field delineations.

Question: Did this company do the survey for the development west of Meadowbrook Golf Course? Those neighborhoods have flooded and we are worried the same will happen to us.
Answer: NV 5 staff questioned whether they were referencing Wellinton Place (1994) or Countryside (1982). NV5 staff stated we'd worked on the Alachua County Public School K project. There are inspection frequencies for stormwater management systems that the owner must maintain to keep the permit active and in good standing with the district.

Question: Our residences are affected by flooding already; how will you prevent water from flooding into our properties with this new storage facility? What legal action can we take if our house floods?
Answer:
* Attendees were asked to raise their hands if they experience flooding currently, by neighborhood. Many Staghorn residents raised their hand showing they've experience historic flooding. Many Brooke Pointe residents raised their hands, also indicating they've experience historic flooding. Many residents interjected and shared their experience with flooding after minimal rain, citing that Turkey Creek, swells up with water and causes flood conditions in their backyards. The flooding also occurs in the Bahia subdivision.
*Historical flooding: There are attached existing FIRM maps with an effective date of 2018 that shows numerous homes in existing floodplain areas.

Question: What can you do to avoid flooding potential to our homes?
Answer: Give your input, we will review additional information and see if there are options to consider. By law, post development conditions cannot exceed pre-development conditions and our design should have a positive downstream effect by reducing flood-stage discharges.

Question: Why are you not walking out in Brook Point and Staghorn to determine the flooding concerns?
Answer: We have been on the property, driven the streets, walked the areas with our scientists, surveyors, geotechnical professionals, and engineers and documented several items during visits.

Question: What does it mean to remove a wetland?
Answer: In the northwest corner of the project site, we will be removing ±0.05 acres of wetland. We are able to do this because it is an isolated wetland that is not connected to other nearby wetlands. If there are wetlands that are not interconnected to a larger piece, it can be requested to be removed from the site. Alachua County EPD and the Suwannee River Water Management District approved this removal and we will fill that small area with dirt and sand.

Question: Where will the water from the stormwater pond drain to?
Answer: It will ultimately go east to the creek, which is where water currently goes in the existing condition. There will be a substantial reduction in the amount of water that flows to the creek, in the flood stage conditions, by the addition of this dry stormwater pond.

Question: I am concerned about the Turkey Creek area and the potential pollutants that go into the creek. Who will make sure that the site is maintained properly?
Answer: Owners will be held responsible by regulatory agencies if they cause any negative environmental impacts to the surrounding area. No hazardous materials will be stored on site..

Question: Will runoff from the storage facility affect the well water?
Answer: It is not likely, our stormwater management facility has structures that are designed to reduce contaminants from entering the pond, and further downstream.

Question: Why would you restrict water flow into the creek?
Answer: Water will still be discharged into the creek, and the dry stormwater pond will help to reduce that amount of water and help to alleviate potential future flooding.

Question: Did CL Johnson permit easements?
Answer: Yes

Question: Who is responsible for maintaining permits?
Answer: Rizzzo (the landowner)

Question: We think this storage facility is going to increase traffic. With more people coming and going, it can potentially put children in harm's way. I have seen enough bank robberies, and I know that if someone wears a mask then they can get away with kidnapping a child. What will you do about that?
Answer: We have calculated our traffic volumes based on an actual study of a comparable facility. Approximately 22 daily trips are anticipated. Our design will improve the current substandard conditions and we will continue to look into other safety and operations elements that may be added. Regarding potential crime, the proposed site will be monitored 24/7 by surveillance cameras and posted as such.

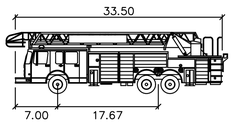
Question: What is the incidence of sinkholes with industrial land uses that are next to agricultural land uses?
Answer: It is not likely that a sinkhole will occur, but we do have proper protocols/measures to should a sinkhole occur.

Question: What kind of buffers will exist?
Answer: The site's eastern side will largely be retained as wetlands, wetlands buffer, then landscaping surrounding the facility. An opaque fence will surround the west and southern sides, and the entire site will have fencing and a hedge with Trees around the perimeter, compliant with City of Alachua LDRs.

Question: Will there be a fence around the pond?
Answer: There will be fencing on the side abutting the storage facility. The ponds will have a gentle side slope of 4:1 and does not require fencing. The pond's depth is ±24"-30" depending on location.

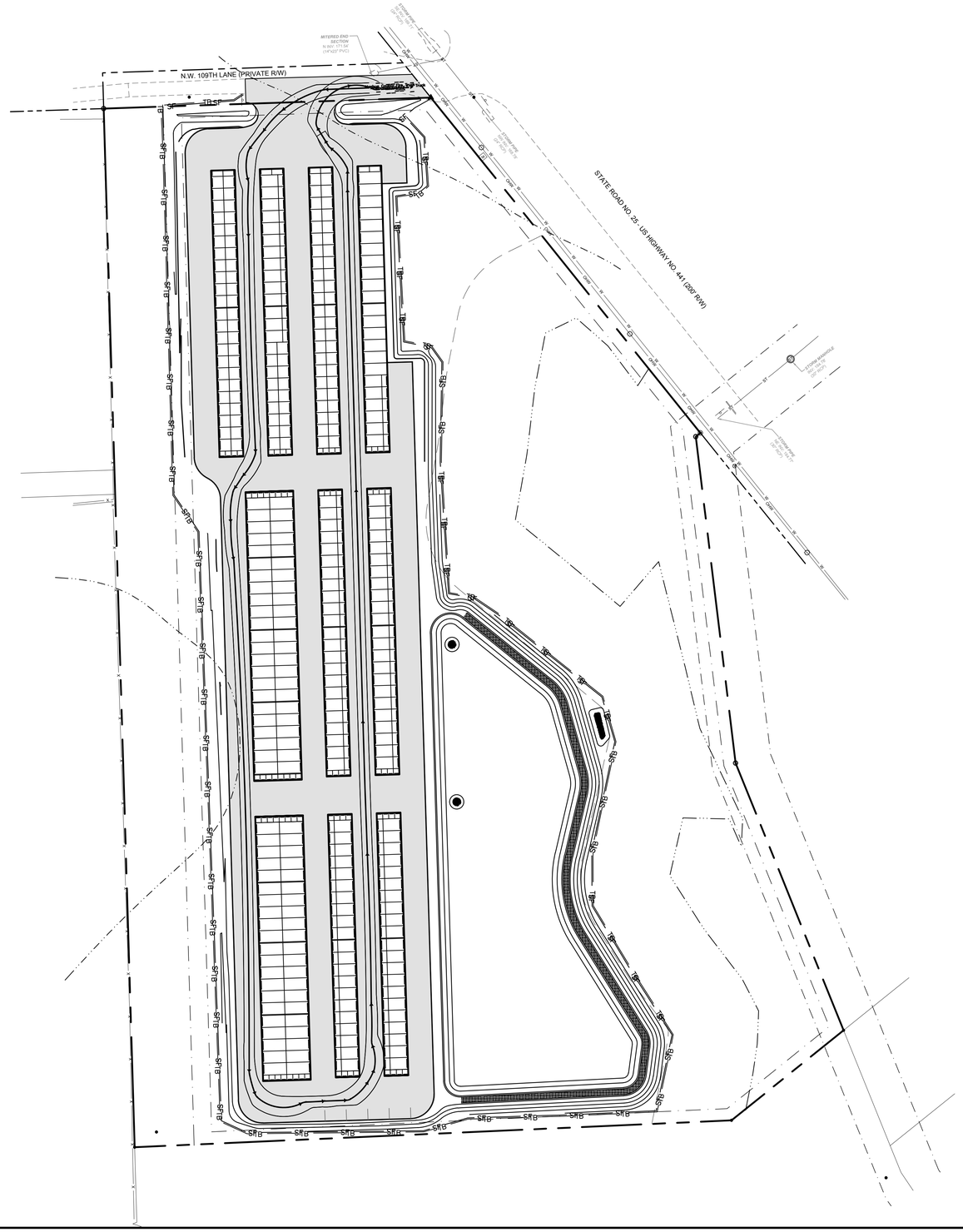
Question: When was the zoning for the site categorized?
Answer: The zoning of the parcel (05930-001-001) was rezoned from RSF-1 (Residential Single Family) to ILW (Industrial Light and Warehousing) in 1996. This rezoning brought the property into compliance with the City of Alachua Comprehensive Plan and Future Land Use Map. Please refer to the City of Alachua rezoning letter.

NV5, on behalf of Rizzzo Self Storage, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. **The meeting was adjourned at approximately 8:32 PM.**



Alachua County Fire Truck

	feet
Width	: 8.50
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 32.7



N

GRAPHIC SCALE

0 25 50 100

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZO SELF STORAGE

SHEET TITLE: AUTOTURN EXHIBIT

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

FL PE No. 92335

SHEET NO.
AT-01

Tools: grapa Plot Date: Aug 04,2023 1:48pm Filename: H:\2022\22-0316\Departments\04_Engineering\03_DWGs\Exhibit Files\autoturn.dwg

95.00
140.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3480196 12 PG(S)
March 24, 2023 2:42:01 PM
Book 5078 Page 1972
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida
Doc Stamp-Deed: $140.00

This Instrument Prepared
and should be returned to:
LAW OFFICES OF DAVID S. COHEN, LC
David S. Cohen, Esquire
5728 Major Boulevard, Suite 550
Orlando, Florida 32819

EASEMENT AGREEMENT

March THIS EASEMENT AGREEMENT (the "AGREEMENT") is made this 6th day of ~~January~~, 2023, by Brighton Beach Holdings, LLC (hereinafter "Grantor"), whose mailing address is 2021 NW 5th Avenue, Gainesville, FL 32603, Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, (hereinafter "Rizzzo Grantee"), whose mailing address is 1055 Commons Parkway West, Macedon, NY 14502 and C. L. Johnson, as Trustee whose mailing address is PO Box 357426, Gainesville, FL 32653, (hereinafter " Johnson Grantee"). Rizzzo Grantee and Johnson Grantee may be collectively referred to as Grantees.

WHEREAS, Grantor owns certain parcel of real property located in Alachua County, Florida more particularly described on Exhibit "A" attached hereto and incorporated herein and hereinafter referred to as the "Grantor's Property"; and

WHEREAS, C. L. Johnson, as Trustee is the owner of that certain parcel of real property located in Alachua County, Florida, immediately adjacent to Grantor's Property, which property is more particularly described on Exhibit "B" attached hereto and incorporated herein and hereinafter referred to as the "Johnson Grantee's Property"; and

WHEREAS, Rizzzo Self Storage of Alachua, LLC has a contract with C. L. Johnson, as Trustee, to purchase a portion of the property described in Exhibit "B", which portion is described on Exhibit "C" attached hereto and incorporated herein

WHEREAS, Grantor is willing to grant to Grantees an easement across that portion of the Grantor's property described on Exhibit "D" for utilities and ingress and egress as set forth herein;

NOW THEREFORE, for and in exchange of good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby acknowledged, Grantor and Grantees hereby agree and state as follows:

1. **Recitals.**

The foregoing recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

2. **Grant of Easement.**

Grantor hereby grants to Grantees, a non-exclusive, perpetual easement upon, under across and through the Easement Area as described on Exhibit C attached hereto to allow for pedestrian and vehicular ingress and egress, passage and delivery to the Grantees' Property and to allow for the construction, maintenance, operation, replacement and repair of utility lines, water lines, sewer lines, telephone lines, and any other conduits, pipes, wires or service required by the owner of Grantees' Property to obtain service to its property, together with the right to enter upon any portion of the Grantor's Property reasonably necessary to provide Grantee access in and to the Easement Area ("the Easement"). If Rizzzo Self Storage of Alachua, LLC does not purchase the property described on Exhibit "C", it shall have no rights or obligation pursuant to this Easement Agreement, however this easement remains in full force and effect for C. L. Johnson, as Trustee, his successors and assigns, for the property described on Exhibit "B", and C.L. Johnson as Trustee shall bear the entire cost of the easement, with no encumbrances required of Rizzzo Self Storage of Alachua, LLC.

3. **Maintenance and Construction Within Easement.**

The cost of routine maintenance and repair of facilities in the Easement Areas shall be borne the Grantees in equal shares. Notwithstanding the same, each Party shall be responsible for any cost or expense associated with any damage it or its agents or assigns may cause to property or improvement of the other Party. Should Rizzzo Self Storage of Alachua, LLC not purchase the property described on Exhibit "C", the Rizzzo Grantee shall have no obligation pursuant to this Agreement.

4. **Easement to Run With the Land.**

The easement granted hereby and the covenants contained herein shall be easements, and covenants running with the land inuring to the benefit of, binding upon, and enforceable by the parties hereto and their respective heirs, successors in interest, and assigns, including, but without limitation, all subsequent owners of the Property or portions thereof, and all persons claiming under them.

5. **Non-Exclusive Easement.**

The easement granted herein is non-exclusive, and the parties hereto agree that all subsequent owners of the Property may utilize the easement and easement facilities for the purposes set forth herein.

6. **Duration of Easement.**

The Easement granted hereby shall remain in full force and effect perpetually or until canceled, altered, or amended in writing by all the owners of the Grantor and Grantees Properties.

7. **Enforcement of Rights.**

In the event that any party fails to discharge its obligations hereunder, the other party shall have the right to enforce those obligations by an action in law or equity (including a suit for specific

performance) without thereby waiving the right to also recover in an action for damages any sums expended by either party at its discretion in performing such obligations. All rights and remedies of the parties are cumulative. In the event that any party institutes a legal proceeding against the other party to enforce obligations arising hereunder, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' and paralegal fees, and costs (including but not limited to those incurred pre-trial, at trial, on appeal, or during post-judgment proceedings).

8. **Indemnification.**

The parties shall each indemnify and hold harmless the other and their successors or assigns against and from any and all claims, expenses, damages and liabilities of any kind or nature whatsoever (including but not limited to reasonable attorneys' and paralegals' fees and costs) asserted against or incurred by the protected party or its successors or assigns in connection with exercise of any rights or privileges granted hereunder (including but not limited to use of the Easement Area) or the failure by the other party to fully perform all of its obligations hereunder.

9. **Public Not a Beneficiary.**

Nothing in this Agreement shall be construed to dedicate any property or any interest or estate therein to or for public purposes nor shall any provision hereunder be construed to create any right in or for the benefit of the general public. The easements, rights, and privileges granted by this section shall be for the benefit of, and be restricted solely to, the owner or owners from time to time of all or any portion of the Property, but such owners may grant the benefit of such easements, rights, and privileges to their tenants or affiliates, now or hereafter occupying a building or portions thereof on such Lots for the period of such tenancy, and to the customers, employees, and business invitees of such owner or owners and tenants, franchisees, or affiliates, but the same is not intended, and shall not be construed, to create any rights in and for the benefit of the general public.

10. **Governing Law and Venue.**

The laws of the State of Florida shall govern this Agreement. Any legal action instituted hereunder shall be brought in Alachua County, Florida.

11. **Waiver of Jury Trial.**

Grantor and Grantees hereby waive a trial by jury of all issues arising in any action or proceeding relating to this Agreement.

12. **Waiver.**

The right of either party to require strict performance by the other shall not be affected by any previous waiver, forbearance, or course of dealing.

13. **Interpretation.**

The parties acknowledge and agree that this Agreement is the product of mutual efforts by the parties and their respective agents and attorneys. This Agreement shall be interpreted neither more favorably in favor of one party nor less favorably in favor of another party.

14. **Modification.**

No change or modification of this Agreement shall be valid unless it is in writing and signed by all parties who are bound by the terms of this Agreement.

15. **Severability.**

If any provision of this Agreement is held invalid, unenforceable, or void by a court of competent jurisdiction, this Agreement shall be considered divisible as to such provision, and the remainder of this Agreement shall be valid and binding as though such provision were not included in this Agreement.

16. **Entire Agreement.**

This Easement Agreement constitutes the entire understanding of the Parties with respect to the matters contained herein and supercedes all prior discussions, negotiations and understandings, whether oral or written, with respect to its subject matter.

17. **Execution in Counter-Parts.**

This Easement Agreement may be executed in any number of Counter-Parts.

18. **Captions, Number and Gender.**

The captions and headings are for convenience only and are not intended to be used in construing a provision of this Agreement. The singular and plural shall each include the other where appropriate. Words of any gender shall include other genders when the context so permits.

THIS EASEMENT AGREEMENT is entered into as of the date first stated above.

Witness Signature

LaToya Cumine

Printed Name

Brighton Beach Holdings, LLC , a Florida limited liability company

Larry F Paulson

By: Larry F Paulson as its Manager

Witness Signature

Melissa Amarh
Printed Name

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Larry F. Paulson, Manager of Brighton Beach Holdings, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: Florida Driver License
Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)

Notary Public

GERARDO HERRERA MEDINA
NOTARY
MY COMMISSION EXPIRES 9/1/2026
PUBLIC
RANDOLPH COUNTY, N.C.

Witness Signature

Aaron Frank
Printed Name

Witness Signature

Mark B Wollschlegel
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

By: KEVIN F. MARTIN as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kevin Martin Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)
KRISTINE GREEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR6275419
Qualified in Wayne County
My Commission Expires 01-28-2025

Notary Public

Witness Signature

Printed Name

Witness Signature

Printed Name

C. L. Johnson as Trustee

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

_____
By: _____as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this ____day of January, 2023.

(NOTARY SEAL)

_____
Notary Public

Elizabeth Flitcraft
Witness Signature

Elizabeth Flitcraft
Printed Name

Samantha Nielsen
Witness Signature

Samantha Nielsen
Printed Name

C. L. Johnson as Trustee
C. L. Johnson as Trustee

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared C. L. Johnson, as Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me, by means of physical presence, that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 7th day of March, 2023.

(NOTARY SEAL)

Samantha Nielsen
Notary Public

SAMANTHA NIELSEN
MY COMMISSION EXPIRES SEP 06, 2026
#HH308948
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A
Grantor's Property

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, AND RUN THENCE NORTH 88 DEGREES, 39 MINUTES, 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01 DEGREES, 12 MINUTES, 44 SECONDS EAST, 675.46 FEET; THENCE NORTH 88 DEGREES, 28 MINUTES, 31 SECONDS EAST, 333.74 FEET; THENCE SOUTH 01 DEGREES, 13 MINUTES, 14 SECONDS EAST, 674.45 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 27; THENCE NORTH 88 DEGREES, 16 MINUTES, 00 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.35 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ; THENCE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.83 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY OF SECTION 27, A DISTANCE OF 1298.71 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US 441 (200 FOOT RIGHT OF WAY), THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE SOUTH 88 DEGREES, 04 MINUTES, 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4766, PAGE 1852, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 585.13 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE NORTH 17 DEGREES, 24 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 562.54 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED, SAID POINT ALSO LYING ON THE AFORMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF US 441, THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF THE AFORMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 40 DEGREES, 10 MINUTES, 58 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 1057.57 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

C. L. Johnson, as Trustee's Property

A tract of land lying in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, as described in those certain deeds recorded in Official Record Book 1300, pages 147 and 149 of the Public Records of Alachua County, Florida

EXHIBIT C
Rizzo/Grantee's Property

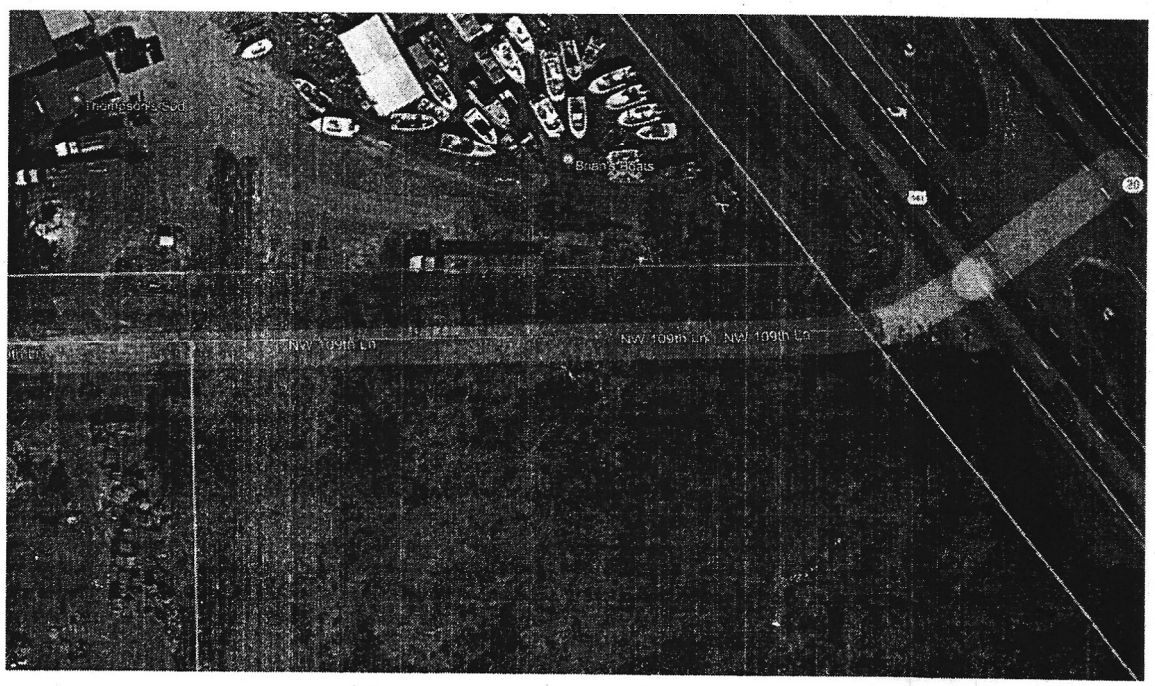
A tract of land lying in Government Lot 2 of Section 34, Township 8 South, Range 19 East, Alachua, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 2 of Section 34, said point being the POINT OF BEGINNING; thence N 88 degrees 06 minutes 14 seconds, E a distance of 275.13 feet to the Westerly Right-of-Way line of US Highway No. 441; thence S 38 degrees 48 minutes 35 seconds E, along said R/W, a distance of 361.19 feet to the Northerly corner of Staghorn subdivision as per plat recorded in Plat Book "J", page 94 of the public records of Alachua County, Florida; thence S 51 degrees 12 minutes 04 seconds W along the boundary of said subdivision, a distance of 5.00 feet; thence S 6 degrees 58 minutes 39 seconds E along said boundary line, a distance of 276.10 feet; thence S 22 degrees 01 minutes 14 seconds E along said boundary line, a distance of 242.00 feet, more or less to the Northwesterly corner of Lot 1 of said subdivision; thence run S 51 degrees 11 minutes 25 seconds W, a distance of 120.68 feet; thence S 87 degrees 25 minutes 47 seconds W a distance of 502.19 feet to the East line of Lot 1 of "Bahia Country" an unrecorded subdivision; thence N 1 degree 42 minutes 31 seconds W along the East boundary of said subdivision and a northerly extension thereof, a distance of 872.42 feet to the Northwest corner of Government Lot 2 and the POINT OF BEGINNING; said described tract containing 9.600 acres, more or less.

EXHIBIT D
Easement Area

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SAID POINT HEREON REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE RUN N.01°42'31"W., ALONG A NORTHERLY PROJECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF SAID PUBLIC RECORDS; THENCE RUN N.88°04'40"E., ALONG SAID SOUTH LINE, A DISTANCE OF 252.52 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT ALONG LYING ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441, THENCE RUN S.38°50'43"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149; THENCE RUN S.88°04'40"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 275.15 FEET TO THE TRUE POINT OF BEGINNING.



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 13, 2024

Submitted electronically to Mitchell.Mason@nv5.com

Mitchell Mason, P.E.
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PSP23-0008

RE: Project Assistance Team (PAT) Comments for Rizzzo Self Storage Site Plan

Dear Mitchell Mason,

On October 24, 2024, the City of Alachua received a revised site plan application for the Rizzzo Self Storage project, which proposes the construction of 11 buildings and associated site improvements on a ± 9.60-acre subject property (Tax Parcel #05930-001-001). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **January 14, 2025** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which you application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, December 30, 2024***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, December 30, 2024***. These signs will be ready for pickup after 12:00 PM on Monday, December 16, 2024. You will be notified again when the signs are available.

Note City Hall will be closed November 27-28, 2024, in observance of Thanksgiving, December 24-25, 2024, in observance of Christmas, and December 31, 2024 and January 1, 2025 in observance of New Year's Day. City staff will not be present to receive required materials on these days.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, January 13, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

CC: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 7, 2024

Submitted electronically to mitchellm@chw-inc.com

Mitchell Mason, P.E.
CHW, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PSP23-0008

RE: Project Assistance Team (PAT) Comments for Rizzzo Self Storage Site Plan

Dear Mr. Mason,

On September 16, 2024, the City of Alachua received a revised site plan application for the Rizzzo Self Storage project, which proposes the construction of 11 buildings and associated site improvements on a ± 9.60-acre subject property (Tax Parcel #05930-001-001).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments at the request of the applicant.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December, 2024 Planning & Zoning Board meeting**.

Pursuant to Resolution 20-13, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (site plan application fee - $2,700; 25% surcharge - $675).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Remaining Deficiencies to be Addressed

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

3. **Article 4 – Use Specific Standards**
   e. Section 4.3.4(H)(13) establishes requirements for architectural uniformity. Provide painting details and selected colors on the architectural plans.

      Applicant Response: Updated plans and elevations will be provided upon receipt from the architect, pending results of architectural requirements/alternative compliance discussion.

      Remaining Deficiency: Noted. Provide updated elevations per discussion on 3/13/24.

      Applicant Response: See attached architectural elevation plans.

      Remaining Deficiency: Three varying stone materials are shown on plans. Section 4.3.4(H)(13) requires a uniform architectural treatment. Revise materials and provide painting detail.

Additional Deficiencies to be Addressed

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

1. **Article 6 – Development Standards**
   a. <u>Section 6.2 – Tree protection and landscaping standards</u>
      a. Tree mitigation table from previous submittals was removed. Provide mitigation table.
      b. Tree ID 741 in the preservation credits table does not have a grade. Provide grade or remove from table.
      c. If an existing tree proposed to remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer. The preservation credits table shows no trees located in either perimeter buffer proposed to use credits. Revise and either provide required plantings or use trees in the buffer areas to count as preservation credits for those requirements.
   b. <u>Section 3 – Fencing standards</u>
      a. Black or green vinyl coated/PVC coated chainlink fences are permitted except when visible from an arterial or collector road. Currently showing vinyl coated chainlink on the north of the site where visible from US 441. Provide permitted fencing material along the north of the site.
   c. <u>Section 6.8 – Design standards for business uses</u>
      i. Provide glazing and material calculations for elevations on architectural plans.
2. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 10/03/2024 (attached).

3. Miscellaneous
   a. Dumpster pad must be located to the side or rear of the principal structure. Relocate dumpster pad. The northwest corner could potentially be sufficient.
   b. Site plan documents must be properly signed and sealed upon submittal.
   c. All easements in favor of the City and any deeds transferring property to the City will need to be executed and recorded prior to issuance of a building permit. As such, all legal descriptions and sketches for easements and property to be deeded to the City need to be submitted to the City's Compliance and Risk Management Department in a timely manner, prior to execution and recording of the land rights documents. Please submit all documents to Anne-Marie DiRocco at: an_dirocco@cityofalachua.org and Corey King at: cking@cityofalachua.org, in the Compliance and Risk Management Department.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 10/03/2024

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 3, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR
9/30/2024

RE: **Rizzzo Self Storage Site Plan**

Public Services has reviewed the subject project (Sept 2024 Documents) and offer the following comments. Review was specific to Public Services utilities.

.

NO.	COMMENTS
1	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
2	**Comment on June 29, 2023 Submittal** **Sheet C0.00** General Notes: Please add: " THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Feb 2024 Submittal** **Sheet C0.00** General Note 5: Please replace "8-inch water main" with "12-inch water main". **Conditional Approval** **Comment on Sept Submittal** **Approved**
3	**Comment on June 29, 2023 Submittal** **Sheet C0.10** Paving, Grading and Drainage General Notes: Please add: "22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
4	**Comment on June 29, 2023 Submittal** **Sheet IR-2** IR-2 shows the water meter ("M") & the backflow preventer ("BF"). As per the cover sheet, there is no potable water service to the site. What is the source of irrigation water? Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
5	**Comment on Feb 2024 Submittal** **Sheet C3.10** To be consistent with existing water main size along 441, please increase size of water main to 8-inches.

NO.	COMMENTS
	For water main under road(s), please call-out as ductile iron-cement lined. Please call-out detail numbers for various installations. Consider relocating the 2-inch gate valve to near the water main. Call-out that the service connection between water main and water meters as "2-inch PVC". Please show a PUE around the water meters. Min size: 7-ft X 7-ft. The fire line connects to the existing 16-inch GRU water main. Please confirm that GRU finds this acceptable. Add note(s) similar to: "EXISTING 16-INCH WATER MAIN IS OWNED BY GRU. COORDINATE CONNECTION WITH GRU." Fire hydrant appears to be located onsite, which is private property. Please confirm with GRU & fire marshall whether a backflow assembly is required. The reviewer does not know what the GRU policy is for this application. See attached markup. **Conditional Approval** **Comment on Sept Submittal** **Sheet C3.10** Based upon information the City has received, COA will supply the fire water, not GRU. Please adjust design accordingly and as follows: See markup. The fire flow test based upon the GRU water main is no longer applicable. COA will model the expected fire flow from the proposed COA 12-inch water main. Possibly a fire flow test will be required in the existing 12-inch water main. Please coordinate and be in contact with the City. Based upon COA modeling of the proposed 12-inch water main, if predicted fire flow is marginal, then the P-FIRE line will need to be upsized from 6-inch to 8-inch. Please coordinate and be in contact with the City. Show the connection of the P-FIRE line to the proposed 12-inch COA water main, not the GRU water main. Extending the proposed 12-inch water main is likely required. Extend at least 10 feet from the P-FIRE point of connection. Show and call-out the required deflection of the proposed P-FIRE as it goes under the existing GRU water main. Replace the GRU Backflow preventer detail with COA detail 139. Add Details 100 & 139 to the contract documents.

NO.	COMMENTS
	As per markup, please make typo corrections to the COA Water Notes. Please add COA water notes, as follows: "15. PROVIDE TRACER WIRE SYSTEM FOR FIRE LINE PIPING. TERMINATE TRACER WIRE AT THE FIRE HYDRANT. 16. PROVIDE FIRE LINE PIPING IN ACCORDANCE WITH FIRE CODE REQUIREMENTS. AS A MINIMUM, PIPING SHALL BE CLASS 900 DR 18 PVC. " Please **resubmit** this sheet. Please **submit** calculations for sizing the water meter. Also, please clarify whether the water meter will be a true ¾-inch water meter, or a 5/8 inch water meter with ¾-inch connections.
6	**Comment on Feb 2024 Submittal** **Sheet C3.20** To be consistent with existing water main size along 441, please increase size of water main to 12-inches. For water main under road(s), please call-out as ductile iron-cement lined. See attached markup. **Conditiona** **Comment on Sept Submittal** **Approved**
7	**Comment on Feb 2024 Submittal** **Sheet C3.XX** As a minimum, please add the following COA Standard Details to the plans: 127 - Concrete Collar 142 - 2-inch Gate Valve 145 - Large Gate Valve 307 - Painting 309 - Joint Restraint

NO.	COMMENTS
	318, 321A, 321B - Tracer Wire details (CHW CAD Group has the most recent updates.) **Conditional Approval** **Comment on Sept Submittal** **Approved**
8	**Comment on Feb 2024 Submittal** **Sheet TBD** Add COA Potable Water Specifications to plans on applicable sheet (C3.10??). See Attachment 1 for suggested specs. **Conditional Approval** **Comment on Sept Submittal** **Approved**
9	**(New) Comment on Sept Submittal** **Sheet C0.00** It now appears that the fire service will be provided by existing GRU hydrants and a new onsite COA hydrant. Thus, please change General Note 5 to read: "5. UTILITIES FIRE SERVICE WILL BE FROM EXISTING GRU HYRDANTS AND AN ONSITE COA HYDRANT. " Please **Resubmit** this sheet.

END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

March 19, 2024

Submitted electronically to mitchellm@chw-inc.com

Mitchell Mason, P.E.
Project Manager
CHW, Inc.
11801 Research Drive
Alachua, Fl 32615

Application #: PSP23-0008

RE: Project Assistance Team (PAT) Comments for Rizzzo Self Storage Site Plan

Dear Mr. Mason,

On February 27, 2024, the City of Alachua received a revised site plan application for the Rizzzo Self Storage project, which proposes the construction of 11 buildings and associated site improvements on a ± 9.60-acre subject property (Tax Parcel #05930-001-001).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **3:00 PM on Wednesday, March 20, 2024** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 4, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **May, 2024 Planning & Zoning Board (PZB) meeting**.

Pursuant to Resolution 20-13, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (site plan application fee - $2,700; 25% surcharge - $675).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Remaining Deficiencies to be Addressed

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

1. **Comprehensive Plan Consistency Analysis**
   c. Conservation and Open Space
      ii. Address the wetland located in the northwest section of the site and evaluate its proposed removal under Policy 1.10.b.

      Applicant Response: Please see the revised Conservation and Open Space Element for mentions of the northwestern wetland and relevant policy.

      Remaining Deficiency: Provide referenced "certified specialist" opinion and qualifications.

3. **Article 4 – Use Specific Standards**
   e. Section 4.3.4(H)(13) establishes requirements for architectural uniformity. Provide painting details and selected colors on the architectural plans.

      Applicant Response: Updated plans and elevations will be provided upon receipt from the architect, pending results of architectural requirements/alternative compliance discussion.

      Remaining Deficiency: Noted. Provide updated elevations per discussion on 3/13/24.

4. **Article 6 – Development Standards**
   b. <u>Section 6.2 – Tree protection and landscaping standards</u>
      xii. Section 6.2.3(B) requires the landscape plan to show required screening for waste receptacles. Also refer to Section 6.3.3(A). Show location of waste receptacles and required screening on the landscape plan.

      Applicant Response: Dumpster is located to the northeast and is screened on perimeter sides with hedge.

      Remaining Deficiency: Call out dumpster pad on plans. Currently not shown.

   d. <u>Section 6.4 – Exterior lighting standards</u>
      i. Section 6.4.4(C)(2) establishes maximum horizontal illumination levels of 10 footcandles at building entrances and five footcandles in parking areas. Several points in the parking area on the photometric plan exceed five footcandles. See comment 3.b and reduce lighting as necessary.

      Applicant Response: Please refer to the revised photometric plans for details.

      Remaining Deficiency: Submitted sheet P1 was not revised and still appears to contain points exceeding five footcandles in parking areas.

Additional Deficiencies to be Addressed

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

1. **Concurrency Impact Analysis**
    a. Provided Table-3 has an incorrect value for "Actual Flows". Correct value to match the December 2023 City of Alachua Development Monitoring Report.
    b. Provided Table-4 states "Projected Potable Water Demand" in the sanitary sewer table. Correct typo.
    c. Provided Table 5 states no expected solid waste impacts; however, the formula cited does not reflect this outcome. Revise and clarify for consistency.
2. **Article 6 – Development Standards**
    a. Section 6.2 – Tree protection and landscaping standards
        i. South buffer does not contain an evergreen hedge in the entire buffer area. Provide hedge extending along the SWMF to fulfill the requirement.
        ii. The east buffer requirement is non-applicable due to the wetland buffer. Update table to reflect no required east landscape buffer due to wetland.
        iii. Any existing tree in the west buffer area intended to count towards the west buffer requirements must have a tree credit counted towards it. Currently, the provided plantings do not meet the minimum buffer requirement due to this requirement.
        iv. Include parking lot landscaping requirements on sheet LS-1. It appears most are already met; however, the requirements need to be included on sheet LS-1.
    b. Section 6.3 – Fencing standards
        i. Provide a typical fencing detail for each type of proposed fencing.
        ii. Two fencing types are shown (6' Vinyl and 6' BVCL). Staff assumes "BVCL" is for "Black Vinyl Coated Chain Link". Verify and add a legend on the plans.
        iii. If two fencing types are to be provided, ensure the beginning and ending of each section type is clearly marked on the plans.
    c. Section 6.8 – Design standards for business uses
        i. Staff notes receipt of the "alternative compliance memo" and has determined the following requirements are applicable to the proposed structures. Provide architectural plans meeting the requirements.
            1. Section 6.8.2(A)(2)(a) – Minimum 20% glazing of the ground floor façade area requirement applicable to the east façade of buildings 4 and 11, the north facades of buildings 1-4, and the north and east facades of building 11. Minimum 15% glazing of the ground floor façade area requirement applicable to the west facades of buildings 1, 5, 8, and 11 (see sub comment 5).
            2. Section 6.8.2(A)(2)(b) – Façade massing requirements applicable to the east façade of building 4, the north façade of building 11, and the west facades of buildings 1, 5, 8, and 11 (see sub comment 5).
            3. Section 6.8.2(A)(2)(c) – Minimum of 25% of the materials utilized for each side façade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s). Applicable to the east façade of buildings 4 and 11 and the west facades of buildings 1,5, 8, and 11 (see sub comment 5).

4. Section 6.8.2(A)(2)(d) – Metal siding in more than 50 percent of any façade prohibited requirement applicable to the east façade of buildings 4 and 11, the north facades of buildings 1-4 and 11, and the west facades of buildings 1, 5, 8, and 11 (see sub comment 5).
5. Staff is proposing the conditioning of a minimum 6' tall, opaque fence to be maintained in very good condition along the western buffer to ensure the west facades of buildings 1, 5, 8, and 11 are not visible from the adjacent residential uses or from the provided easement and instead face the opaque fence. A typical fence section will need provided so Staff may review the fence design. If the condition is met, the glazing, massing, and material requirements would no longer apply to the west facades of buildings 1, 5, 8, and 11. This condition would be applied per Section 6.6.3, *Residential protection standards*.

3. Outside Review

a. Review and address comments from City of Alachua Public Services dated 03/18/2024 (attached).

4. Miscellaneous

a. Provide any easement legal descriptions and sketches to City of Alachua Compliance & Risk Management.

If you have any questions regarding the information above, please contact me at (386) 418-6100 x 1606 or via email at ccrockett@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 03/18/2024
CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **March 18, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 3/18/2024

RE: **Rizzzo Self Storage Site Plan**

Public Services has reviewed the subject project (Feb 2024 Documents) and offer the following comments. Review was specific to Public Services utilities.

.

NO.	COMMENTS
1	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
2	**Comment on June 29, 2023 Submittal** **Sheet C0.00** General Notes: Please add: " THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet. **Comment on Feb 2024 Submittal** **Sheet C0.00** General Note 5: Please replace "8-inch water main" with "12-inch water main". **Conditional Approval**
3	**Comment on June 29, 2023 Submittal** **Sheet C0.10** Paving, Grading and Drainage General Notes: Please add: "22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
4	**Comment on June 29, 2023 Submittal** **Sheet IR-2** IR-2 shows the water meter ("M") & the backflow preventer ("BF"). As per the cover sheet, there is no potable water service to the site. What is the source of irrigation water? Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
5	**Comment on Feb 2024 Submittal** **Sheet C3.10** To be consistent with existing water main size along 441, please increase size of water main to 8-inches. For water main under road(s), please call-out as ductile iron-cement lined.

NO.	COMMENTS
	Please call-out detail numbers for various installations. Consider relocating the 2-inch gate valve to near the water main. Call-out that the service connection between water main and water meters as "2-inch PVC". Please show a PUE around the water meters. Min size: 7-ft X 7-ft. The fire line connects to the existing 16-inch GRU water main. Please confirm that GRU finds this acceptable. Add note(s) similar to: "EXISTING 16-INCH WATER MAIN IS OWNED BY GRU. COORDINATE CONNECTION WITH GRU." Fire hydrant appears to be located onsite, which is private property. Please confirm with GRU & fire marshall whether a backflow assembly is required. The reviewer does not know what the GRU policy is for this application. See attached markup. **Conditional Approval**
6	**Comment on Feb 2024 Submittal** **Sheet C3.20** To be consistent with existing water main size along 441, please increase size of water main to 12-inches. For water main under road(s), please call-out as ductile iron-cement lined. See attached markup. **Conditional Approval**
7	**Comment on Feb 2024 Submittal** **Sheet C3.XX** As a minimum, please add the following COA Standard Details to the plans: 127 - Concrete Collar 142 - 2-inch Gate Valve 145 - Large Gate Valve 307 - Painting 309 - Joint Restraint 318, 321A, 321B - Tracer Wire details (CHW CAD Group has the most recent updates.) **Conditional Approval**
8	**Comment on Feb 2024 Submittal** **Sheet TBD** Add COA Potable Water Specifications to plans on applicable sheet (C3.10??).

NO.	COMMENTS
	See Attachment 1 for suggested specs. **Conditional Approval**
	END OF COMMENTS

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

ATTACHMENT 1 – SUGGESTED COA WATER SPECIFICATIONS

"1. WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL (DCM), LATEST EDITION". THE FOLLOWING NOTES EITHER EMPHASIZE MANUAL REQUIREMENTS OR SPECIFY ADDITIONAL REQUIREMENTS. IF MANUAL AND NOTE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

2. PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.

3. TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.

4. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.

5. SUBMITTALS, TESTING AND INSPECTIONS SHALL BE PERFORMED AS PER THE CITY OF ALACHUA DCM.

6. RESTRAINED JOINTS SHALL BE PROVIDED AT FITTINGS, HYDRANTS AND PIPING IN ACCORDANCE WITH AWWA STANDARDS AND AS PER CITY STANDARD DETAILS.

7. WATER MAINS NOT UNDER ROADS SHALL BE EITHER PVC C900 DR 18 OR DUCTILE IRON CEMENT LINED.

8. WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT LINED.

9. ALL WATER MAINS SHALL BE NSF-61 RATED AND BURIED WITH AT LEAST 36-INCHES OF COVER.

10. POTABLE WATER SERVICE LINES SHALL BE 2-INCH MINIMUM, SCHEDULE 40 PVC AND RATED FOR NSF-61.

11. AS PER THE COA PUBLIC SERVICES DESIGN & CONSTRUCTION MANUAL, PROVIDE EASEMENT WIDTHS AS FOLLOWS:

POTABLE WATER MAINS – 20 FEET

12. WET TAP(S) TO PRESSURIZED WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.

13. PROVIDE PUBLIC UTILITY EASEMENTS AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

14. ALL FITTINGS SHALL BE DUCTILE IRON. FOR POTABLE WATER MAINS, FITTINGS SHALL BE CEMENT-LINED.

CALL OUT WATER PIPE UNDER ROAD IS DI.

N.W. 109TH LANE (PRIVATE R/W)

MITERED END SECTION
N.INV. 171.54'
(14"x23" PVC)

STORM PIPE
S.INV. 171.76'
(12" PVC)

STORM PIPE
S.INV. 171.76'
(12" PVC)

OPEN CUT AND REPAIR PER COA DETAIL 300 ON SHEET C3.30

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: REFER TO SURVEY

GRAPHIC SCALE
0 10 20 40

12"

12"

FVC WATER MAIN
MIN. 30" COVER
MAX. 36" COVER

3/4" IRRIGATION METER ASSEMBLY PER COA DETAIL130 ON SHEET C3.30 (END COA MAINTENANCE)

1" BFP BACKFLOW PREVENTER PER COA DETAIL 121 ON SHEET C3.30

1" PE WATER SERVICE (MIN. 36" COVER)

2" X 2" TAPPING SADDLE

GATE VALVE AND BOX

3" BLOW-OFF ASSEMBLY PER COA DETAIL 106 ON SHEET C3.30

2" GATE VALVE AND BOX
2" TEE
(2) 2" X 1" REDUCER

(PLEASE RELOCATE)

2" PVC

16" X 6" WET TAP & VALVE

3/4" POTABLE WATER METER ASSEMBLY PER COA DETAIL130 ON SHEET C3.30 (END COA MAINTENANCE)

CONFIRM WITH GRU THAT THEY ARE OK WITH THIS.

"COORDINATE WET TAP WITH GRU."

6" 45° BEND

6" DIP FIRE LINE

6" 45° BEND

6" 90° BEND

6" 90° BEND

6" FVC FIRE LINE

REFER TO ARCHITECTUSAL PLANS FOR CONTINUATION

PROPOSED SEPTIC TANK (BY OTHERS)

PROPOSED DRAIN FIELD (BY OTHERS)

BLDG 1

BLDG 2

BLDG 3

BLDG 4

STATE ROAD NO. 25 - US HIGHWAY NO. 441 (200' R/W)

PLEASE SHOW ~~FIRE~~ PUE AROUND METERS

FIRE HYDRANT ASSEMBLY PER CITY OF ALACHUA DETAIL 100

12' LOCKABLE GATE FOR EMERGENCY HYDRANT ACCESS

FIRE HYDRANT IS ~~ONLY~~ LOCATED ONSITE, WHICH IS ON PRIVATE PROPERTY. DISCUSS WITH GRU, FIRE MARSHALL WHETHER A BACKFLOW ASSEMBLY IS REQUIRED.

STORM PIPE
NE.INV. 164.77'
(30" RCP)

EXISTING FIRE HYDRANT

FIRE HYDRANT COVERAGE MAP
SCALE: 1" = 100'

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.ctw-inc.com
est. 1989 FLORIDA CA-5075

CHW
Professional Consultants

SCALE 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION SET REVISIONS

SUBMITTAL
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: UTILITY PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT MANAGER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, P.E.
State of Florida, Professional Engineer, License No. 92335
This item has been digitally signed and sealed by Mitchell G. Mason, P.E. on the date indicated here. 02/05/2024
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO.: C3.10

GRAPHIC SCALE
0 10 20 40

MATCHLINE - SEE BELOW

US HIGHWAY NO. 441 - STATE ROAD 20 & 25 - MARTIN LUTHER KING HIGHWAY (200' R/W)

SITE BENCHMARK
SET 1/2" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION. 172.35'
N: 281038.04
E: 2634973.02

12

12" PVC WATER MAIN
MIN. 30" COVER
MAX. 36" COVER

12

12" PVC WATER MAIN
MIN. 30" COVER
MAX. 36" COVER

OPEN CUT AND REPAIR PER
COA DETAIL 300 ON C3.30

STORM PIPE
SE INV: 169.71
(24" RCP)

SITE BENCHMARK
SET 5/8" STEEL ROD
MARKED "TRAV LB 5075"
ELEVATION. 175.40'

MATCHLINE - SEE SHEET C3.10

CALL-OUT THAT
P-W UNDER
ROAD SHALL BE
DI.

MARTIN LUTHER KING HIGHWAY (200' R/W)

MERGE

MERGE

ELEVATION. 177.34
N: 281557.04
E: 2634620.29

CONNECT TO EXISTING 12" WATER
MAIN. COORDINATE WITH CITY
STAFF MIN. 72 HOURS IN ADVANCE

12" X 8" CONC REDUCER

GATE VALVE AND BOX

12

8" PVC WATER MAIN
MIN. 30" COVER
MAX. 36" COVER

MITERED END
SECTION
SE INV: 176.44
(15" CMP)

OPEN CUT AND REPAIR PER
COA DETAIL 300 ON C3.30

MITERED END
SECTION
NW INV: 176.15
(15" CMP)

MITERED END
SECTION
SE INV: 175.64
(18" CMP)

OPEN CUT AND REPAIR PER
COA DETAIL 300 ON C3.30

MITERED END
SECTION
NW INV: 175.00
(15" CMP)

MATCHLINE - SEE ABOVE

PLEASE CALL
OUT THAT P-W UNDER
ROADS SHALL BE
DI-CL.

TIBOT Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'
IF NOT ONE INCH ON ORIGINAL DRAWING 11" X 17" THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION SUBMITTAL

SUBMITTAL: 06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: WATER MAIN EXTENSION

TECHNICIAN: C. WADZINSKI
DESIGN: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, P.E.
State of Florida, Professional
Engineer, License No. 92335
This item has been digitally signed and sealed by Mitchell G. Mason, P.E. on the date indicated here. 03/06/2024
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO.: C3.20

March 19, 2024

Carson J. Crockett, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Rizzzo Self Storage Site Plan Comments

Dear Mr. Crockett:

We have no further comments on the plans Rizzzo Self Storage Site Plan. All previous comments have been addressed.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 20, 2023

Mitchell Mason, P.E.
Project Manager
CHW, inc.
11801 Research Drive
Alachua, FL 32615

Submitted electronically to mitchellm@chw-inc.com

RE: Project Assistance Team (PAT) Comments for Rizzzo Self Storage of Alachua Site Plan

Dear Mr. Mason:

On July 6, 2023 the City of Alachua received your revised site plan application for Rizzzo Self Storage of Alachua Site Plan project, which proposes the construction of ten (10) self-service storage buildings totaling approximately ±151,829 square feet with associated site improvements on a ±9.60 acre subject property (Parcel No.05930-001-001 and a portion of parcel No.05885-010-010).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:30 PM on Tuesday, July 25, 2023** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, August 7, 2023**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September, 2023 Planning & Zoning Board (PZB) Meeting**.

Please address the insufficiencies attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at ca_crockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson Crockett
Planner

Attachments:

PAT Comments 7/19/2023
Public Services Comments (Inter-Office Communication)
Building Official's Comments
FDBPR Informal Interpretation Report Number 8783
Alachua County Fire Rescue Comments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Principal Planner
Justin Tabor, AICP, Principal Planner
Project File

Rizzzo Self Storage of Alachua Site Plan

PAT Comments – 7/19/2023

Deficiencies to be Addressed

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

1. **Comprehensive Plan Consistency Analysis**
    a. Future Land Use Element
        i. Policy 1.5.d 2 – The analysis notes that the western buffer needs to be 15' wide. The site plan depicts a 10' buffer. See comment 4.b.x and revise accordingly.
        ii. Policy 1.5.d 4 – The analysis does not consider the existing wetlands or the proposed storm water facility. Revise, considering both these aspects.
        iii. Policy 1.5.d 5 – No signage is depicted on the site plan. See comments 3.a and 4.b.iv and revise accordingly.
        iv. Policy 1.5.d 9 – Address the wetland located in the Northwest section of the site. See comment 1.c.ii.
    b. Transportation Element
        i. Objective 1.1 – Applicant refers to project as a proposed "Clinic". Revise and readdress as related to this specific proposed site plan.
    c. Conservation and Open Space
        i. Objective 1.5 – Address the aspects of Policy 1.5.b under Objective 1.5 as applicable to this project. Consider comment 4.b.v in relation to Policy 1.5.b.
        ii. Address the wetland located in the northwest section of the site and evaluate its proposed removal under Policy 1.10.b.
    d. Community Facilities
        i. Policy 1.2.a 3 requires waste water facilities to be provided if they are deemed available. See policy for definition of availability and revise plans as necessary.
        ii. Policy 4.1.b 3 requires potable water facilities to be provided if they are deemed available. See policy for definition of availability and revise plans as necessary.
2. **Concurrency Analysis**
    a. Provide source and calculation for Table 1: Projected Trip Generation
    b. Numbers are provided for potable water and sanitary sewer; however, submitted plans note no proposed sanitary sewer or potable water. See comments 1.d.i and 1.d.ii and revise as necessary.
3. **Article 4, Use Regulations**
    a. Section 4.3.4 (H)(9) requires the width of drive aisles less than 30' to have one-way traffic circulation. Any drive aisle 30' or greater in width may use two-way traffic. Show all traffic control striping and signage on the site plan.
    b. Section 4.3.4 (H)(10) states outdoor lighting shall be the minimum necessary to discourage vandalism and theft. See comment 4.d.i and reduce lighting as necessary.

c. Section 4.3.4 (H)(11) disallows the facing of storage bay doors towards residential districts or public roadways. The west boundary faces residential, and the east boundary faces a combination of residential and US-441. Adjust facing of storage bays as necessary.
d. Section 4.3.4 (H)(12) – Please note the restricted hours of operation that will be enforced after completion of development.
e. Section 4.3.4 (H)(13) establishes requirements for architectural uniformity. Provide painting details and selected colors on the architectural plans.

4. **Article 6, Development Standards**
   a. Section 6.1, Off-Street Parking and Loading Standards
      i. Table 6.1-1 establishes minimum parking requirements. Five parking spaces are required for self-storage uses. Dimensional requirements are established in Section 6.1.7. Show on site plan and re-complete parking calculations.
      ii. Table 6.1-5 establishes minimum accessible parking space requirements. One accessible parking space, in compliance with Section 6.1.9 and applicable state and federal ADA standards, is required. The one accessible space counts towards the overall parking requirement. Show on site plan and re-complete parking calculations.
   b. Section 6.2, Tree Protection and Landscaping Standards
      i. Section 6.2.1 (D)(4)(b) allows for mitigation trees to fulfill up to 25% of the landscape, parking lot landscape, or buffer area landscape requirements. Mark all proposed trees to count for mitigation with an M on the landscape plans.
      ii. Sections 6.2.1 (D)(6)(a) and 6.2.2 (D)(4) allow preservation trees to fulfill up to 75% of the landscape, parking lot landscape, or buffer area landscape requirements only, not tree mitigation requirements. Update the tree mitigation calculations table accordingly.
      iii. Section 6.2.1 (D)(6)(a) requires the tree preservation credits table to contain common and botanical names of each tree in addition to the information already provided. Update the table on sheet LS-1 accordingly.
      iv. Section 6.2.1 (G)(1)(a)(iv) provides for the long-term health of plantings by understanding their location in relation to other objects. Show the location of light and utility poles, sign posts/poles, and stormwater outflows on the landscape plan to ensure placement of trees and plantings do not interfere with these utilities and vice versa.
      v. Section 6.2.1 (G)(1)(c) – Include required note from referenced section about the removal of invasive species as part of the landscape plan. See comment 1.c.i.
      vi. Section 6.2.2 (C)(5) – See comment 4.c. Include fencing on landscape plans if applicable.
      vii. Section 6.2.2 (C)(8) requires the submittal of a narrative explaining how Florida Friendly Landscaping practices have been incorporated into the landscape plan. Provide narrative.
      viii. Sections 6.2.2 (C)(6) and 6.2.1 (D)(2) describe protection requirements for preserved trees during construction. The tree barrier shown on sheets C0.30

and C0.31 does not encompass the entire proposed protection area, and intersects some existing trees. The barrier must be 6' or 2/3 of the dripline away from the base of the tree, whichever is greater. Adjust the barrier to ensure no trees to be removed are inside the protection zone. Add note to tree protection detail that the minimum height of protective barricades is 4'.

ix. Section 6.2.2 (D)(1)(c) outlines the site landscaping requirements for this site. Self-storage is its own business use category (See Table 4.1-1). Update landscape calculations and landscape plan to reflect these requirements.
    1. Three canopy trees per acre, planted on the primary or street-facing side.
    2. Two canopy trees per acre, planted on each side and rear of the structure.
    3. Add an additional four canopy trees per 100 lineal feet of façade, planted in front of the façade.
    4. Six ornamental trees per acre, 50% of which planted in front of the structure and 25% of which on each side.
    5. This list of requirements is not all encompassing. Refer to Section 6.2.2 (D)(1)(c) and other applicable sections for a complete list of requirements and alternative planting requirements.

x. Table 6.2-2 identifies required buffers. The western, Type-D buffer must be at least 15' in width. Site plan depicts 10'. Revise site plan accordingly. Additionally, include the required buffer widths in the perimeter buffer landscape requirements table on sheet LS-1.

xi. Section 6.2.2 (D)(7)(b)(vi) – Update irrigation note on sheet LS-1 to reference this section. The incorrect section is currently referenced.

xii. Section 6.2.3 (B) requires the landscape plan to show required screening for waste receptacles. Also refer to Section 6.6.3 (A). Show location of waste receptacles and required screening on the landscape plan.

c. <u>Section 6.3, Fencing Standards</u> – Please confirm no fencing is present on the site; otherwise, show fencing on site plan. See Section 6.3.1 (A)(2).

d. <u>Section 6.4, Exterior Lighting Standards</u>
    i. Section 6.4.4 (C)(2) establishes maximum horizontal illumination levels of 10 footcandles at building entrances and five footcandles in parking areas. Several points in the parking area on the photometric plan exceed five footcandles. See comment 3.b and reduce lighting as necessary.
    ii. Section 6.4.4 (F)(1) – Provide a detail of light shielding in the photometric plan. Light shielding is noted for one pole, but not detailed.

e. <u>Section 6.6, Infill Standards</u>
    i. Please note, the Residential Protection Standards from Section 6.6.3 are applicable to the site.
    ii. Provide an analysis of the Residential Protection Standards from Section 6.6.3 as applicable to the project and possible adverse impacts of the project on neighboring residents.

f. Section 6.8, Design Standards for Business Uses
    i. Section 6.8.2 (A)(2)(a) establishes requirements for façade glazing. Structures fronting the north and northeast boundary along NW 109th Lane and US-441 require 20% of the building façade to consist of glazing. Structures fronting the west boundary, facing the existing residential development, require 15% of the building façade to consist of glazing. Revise plans as necessary.
    ii. Section 6.8.2 (A)(2)(b) establishes requirements for façade massing. Structures fronting US-441 require wall offsets of at least 2' in depth every 30' for the distance that the structure fronts US-441. See code for alternative requirements. Revise plans as necessary.
    iii. Section 6.8.2 (A)(2)(c) establishes requirements for façade materials. Structures fronting the north boundary, northeast boundary along US-441, and the west boundary facing the residential development may not consist of more than 50% of metal siding. Revise plans as necessary.

g. Section 6.9, Environmental Protection Standards
    i. Section 6.9.4 (E)(1) and (2) require base flood elevations to be marked on site plans. Provide base flood elevations.
    ii. Section 6.9.4 (E)(3)(b) – Provide analyses as described in the referenced section.

5. Outside Comments

a. Awaiting review/comments from outside reviewer. Will provide when available.
b. See Public Services' comments.
c. See Building Official's comments.
    i. An attached document from a project of comparable scope offers an informal interpretation from the Florida DBPR requiring restrooms in self-storage facilities, even when an office or on-site employees are not present.
d. See Alachua County Fire Rescue's comments.

6. Miscellaneous

a. NW 109th Lane is a private right-of-way. Provide written site plan approval from the owner for the proposed improvements.
b. Architectural plans must be signed and sealed.

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 20, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 7/20/2023

RE: **Rizzzo Self Storage Site Plan**

Public Services has reviewed the subject project (June 29, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Comment on June 29, 2023 Submittal** **Sheet C0.00** General Notes: Please add: " THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please resubmit this sheet.
2	**Comment on June 29, 2023 Submittal** **Sheet C0.10** Paving, Grading and Drainage General Notes: Please add:

NO.	COMMENTS
	"22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001." Please **resubmit** this sheet
3	**Comment on June 29, 2023 Submittal** **Sheet IR-2** IR-2 shows the water meter ("M") & the backflow preventer ("BF"). As per the cover sheet, there is no potable water service to the site. What is the source of irrigation water? Please **resubmit** this sheet
4	
5	
END OF COMMENTS	

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

Parcel number: 05930-001-001

Review Date: 07/10/2023

Applicant/Contractor: CHW

Project Address: TBD

Project name: Rizzzo Self Storage.,

☐ **APPROVED WITH CONDITIONS**
☐ **REVISE AND RESUBMIT**
☐ **DENIED, FOR REASONS STATED BELOW**

The City of Alachua Building Department has reviewed the referenced Permit Application for compliance with applicable standards and regulations, including but not limited to standards and regulations within the City's Comprehensive Plan, Land Development Regulations (LDRs), Code of Ordinances, and Florida Building code. The following comments and/or conditions are provided:
COMMENTS / CONDITIONS:

1) **1) Plans submitted for review/ public record are required to be signed and sealed. When submit in digitally form plans must be signed in sealed in that format. FAC 61G-23.001- FAC 61G-23.005.**
2) **Unable to locate any sanitary sewer or domestic water lines. Plans do not show any of the required Plumbing fixtures. FBC 403.1.**

Reviewed by: Date: 07/10/2023

Tim Hunt
Building Official, Flood plain manager

Informal Interpretation Report
Number 8783

Date 05/04/2023

Report 2021

Section 2902.3

Question:

The petitioner is designing an automated outdoor self-storage facility, with no office and no onsite employees. This facility will be for quick drop off or pick up of storage items. No storage unit is over 100sf. Based on 2902.3, is this project exempt from having public bathrooms, because the nature of the space is for quick drop off and pick up, there are no onsite employees, and units are 100sf or less.

2902.3 Exception: Public toilet facilities shall not be required for:

1.Parking garages where operated without parking attendants.

2.Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28 m2).

Answer:

No. Please see the attached commentary

On 06/20/2023 at 2:09 PM

Commentary:

An automated outdoor self-storage facility would not meet the 2902.3 "Exception 2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28 m2)" The actual time persons stay is uncontrolled in contrast to a dry-cleaner drop-off, deli pickup counter or ATM lobby.

Notice:
The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.

Carson J. Crockett

From: Silver Ware <sware@alachuacounty.us>
Sent: Monday, July 10, 2023 5:01 PM
To: Carson J. Crockett
Subject: RE: PAT Request for Review: Rizzzo Self Storage of Alachua Site Plan

Good afternoon

Comments ACFR has;

A Install Fire Hydrants that comply with NFPA 1 18.5.3

NFPA 1 18.5.3 Fire Hydrants shall be provided in accordance with both of the following;

1 The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet

2 The maximum distance between fire hydrants shall not exceed 500 feet.

B Provide an Auto Turn exhibit that verifies ACFR apparatus can maneuver in the roadway network.

Thanks

Chip

Silver Ware
Fire Prevention Officer Level 1
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 6, 2023

Mitchell Mason, P.E.
Project Manager
CHW, inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to mitchellm@chw-inc.com

RE: Conditional Application Acceptance for Rizzzo Self Storage of Alachua Site Plan

Dear Mr. Mason:

On July 6, 2023 the City of Alachua received your revised site plan application for Rizzzo Self Storage of Alachua Site Plan project, which proposes the construction of ten (10) self-service storage buildings totaling approximately ±151,829 square feet with associated site improvements on a ±9.60 acre subject property (Parcel No.05930-001-001 and a portion of parcel No.05885-010-010).

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

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed and any further issues with content will be provided to you at the Project Assistance Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1606 or via email at ca_crockett@cityofalachua.org.

Sincerely,

Carson Crockett
Planner

c: Kathy Winburn, AICP, Planning Director
Adam Hall, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 3, 2023

Mitchell Mason, P.E.
Project Manager
CHW, inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to mitchellm@chw-inc.com

RE: Conditional Application Acceptance for Rizzzo Self Storage of Alachua Site Plan

Dear Mr. Mason:

On June 29, 2023 the City of Alachua received your site plan application for Rizzzo Self Storage of Alachua Site Plan project, which proposes the construction of ten (10) self-service storage buildings totaling approximately ±151,829 square feet with associated site improvements on a ±9.60 acre subject property (Parcel No.05930-001-001 and a portion of parcel No.05885-010-010).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, subject to the submission of the following information by 5 PM on Tuesday, July 11, 2023.

1. Please submit proof of payment of taxes.
2. The City of Alachua deems an Environmental Assessment or Study of the site to be applicable due to the wetlands present on the site. Provide assessment.
3. Please provide proof of correspondence or a permit application with Suwannee River Water Management District regarding an Environmental Resource Permit or Letter of Exemption.

Failure to provide the information above by 5 PM on Tuesday, July 11, 2023 will render the application incomplete.

Not a condition for completeness, but a comment of note. The City has identified via survey that the proposed private right-of-way improvements as part of the proposed site plan fall on property not owned by the applicant or their agent. The City will require approval and sign-off of the site plan from the property owner on which the improvements are proposed.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1606 or via email at ca_crockett@cityofalachua.org.

Sincerely,

Carson Crockett
Planner

c: Kathy Winburn, AICP, Planning Director
Adam Hall, AICP, Principal Planner
File

CHW
AN NV5 COMPANY

BRETT BARTEK

Ecological Consultant
(386) 518-6422 · brettb@chw-inc.com

ROLE

Mr. Bartek has a M.A. in Biology from Miami University in Oxford, Ohio and a B.S. in Interdisciplinary Sciences from the University of West Florida. Brett is an Ecologist III and Registered Gopher Tortoise Agent with five years of experience in state, federal, and local permitting; environmental impact assessments; ecological assessments; listed species surveys, permitting and relocation; state and federal wetland jurisdictional determinations/delineations; project development & environment studies (PD&E), preparation of open space / habitat management plans, and environmental project management.

SPECIALIZATIONS

- Project Management
- Gopher Tortoise Transect & Excavation
- Environmental Regulatory Permitting
- Ecological Surveys
- Uniform Mitigation Assessment Method (UMAM)
- Wetland Delineation
- PD+E Assessments
- Threatened and Endangered Species Surveys
- Wildlife Surveys and Reports
- Soil and Land Use Maps

PROJECT EXPERIENCE

130± acre Wetland Delineation and Habitat Mapping, Alachua County, FL
Levy County Development Ecological Services, Levy County, FL
IFAS Camp Cherry Lake Environmental Assessment, Madison County, FL
Little Pine Island Wetland Mitigation Bank Ecological Services, Lee County, FL
Tomoka Hills Ecological Services, Alachua, FL
Zolfo Springs Ecological Services, Zolfo Springs, FL
Origis Energy Solar Facility Due Diligence, Miami, FL
North Fort Myers Bat Acoustic Monitoring, Lee County, FL
Depot Avenue Ecological Services, Gainesville, FL
Audubon Corkscrew, Collier County

EDUCATION

M.A., Biology, Miami University - Oxford, OH
B.S., Interdisciplinary Sciences, University of West Florida, Pensacola, FL

PROFESSIONAL LICENSE / CERTIFICATIONS

Registered Gopher Tortoise Agent, State of Florida
Registered Burrowing Owl Agent, State of Florida
Part 107 Remote Pilot Certificate
NAUI Dive Certification

ACTIVITIES

Santa Fe River Turtle Project
Turtle Survival Alliance
Sanibel Captiva Conservation Foundation
Southwest Florida Turtle Project

To: **Justin Tabor, AICP**

From: **Caeli Tolar, PLA**

Date: **10/25/2023**

RE: **Squirrel Storage – Tree Mitigation Payment**

Good morning Justin,

The following is some research to determine a mitigation cost per replacement tree for Squirrel Storage. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.

(b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.

(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.

(d) Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.

The following information provided outlines the process by which we have determined our mitigation payment calculations.

Description of Project Mitigation

Within this project, there are several trees proposed to be removed in order to develop the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed building. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Replacement trees have been proposed along all perimeter edges. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for the site. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of development construction to provide all additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper.

To establish this number, we have taken the given installed cost for a 15 gallon tree or the average, installed cost for 30 gallon trees provided to us on each of three recent and comparable projects to obtain the unit price per caliper inch. This number was multiplied by 1.5" caliper inches to get the unit price per 15 gallon/1.5" caliper tree. The calculations are below:

<u>Project #1:</u>
Given Bid Cost: 15 gal.,1.5" cal. =$109
Therefore, the given bid cost for a 15 gallon tree = $109.00

<u>Project #2:</u>
Given Bid Cost: 30 gal., 2" cal. =$179
$179 per 2" cal. = $89.50 per 1" cal.
$89.50 per 1" cal. x 1.5" cal. = $134.25
Therefore, the given bid cost for a 15 gallon tree = $134.25

<u>Project #3:</u>
Given Bid Cost: 30 gal., 2" cal. =$149
$149 per 2" cal. = $74.50 per 1" cal.
$74.50 per 1" cal. x 1.5" cal. = $111.75
Therefore, the given bid cost for a 15 gallon tree = $111.75

<u>Overall Average:</u>
15 gal. $118.33

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs.

Therefore: $118.33 + and additional 24% = $146.73 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **$158.56 per tree.**

MEMORANDUM

Rizzzo Self Storage of Alachua

22-0316

To: City of Alachua

From: Mitchell Mason, P.E.

Date: October 8, 2024

RE: Rizzzo Self Storage – Meter Sizing Calculations

The following is a calculation for meter sizing for the proposed project based on the AWWA M22 Manual.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided meter sizing calculation and requires a revised analysis to verify calculations are compliant with AWWA criteria.

PROJECT NAME: Rizzzo Self Storage
PROJECT No.: 22-0316
FILE PATH: N:\2022\22-0316\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing

ADF and ADF METER SIZING CALCULATIONS

Proposed Average Daily Flow – Stores per Bathroom = 200 gpd per bathroom per FAC 62E-6									
Proposed Average Water Demand			2 bathrooms	X	200 gpd			400	gpd
							Total	400	gpd
Proposed Average Water Demand ERC (Eqv. Residential Connection =350)								1.14	ERC
Peak Water Demand ERC (PF=4)								4.6	ERC
Peak Flow for Meter Sizing based on ADF (PF = 4, over 20 hours)								1.90	gpm
Peak Flow meter size per AWWA M22 Manual Table 6-1.								¾”	inch
Use ¾” Meter with 1" RPZ Backflow Preventer									

Mitchell G. Mason, FL P.E. No. 92335

Date

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 109th Ln

Parcel ID Number(s): #05930-001-001

Acreage: ± 9.6

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kevin F. Martin Title: Manager

Company (if applicable): Rizzzo Self Storage of Alachua, LLC

Mailing Address: 16395 Brooksfield Estates

City: Delray Beach State: Florida ZIP: 33446

Telephone: (315) 538-9149 FAX: e-mail: kmartin@izzo.com

C. AUTHORIZED AGENT

Name: Mitchell Mason, P.E. Title: Project Manager

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

D. REQUESTED ACTION:

To submit and obtain site plan approval for the Rizzzo Self Storage 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

Kevin F. Martin

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of New York County of Wayne

The foregoing application is acknowledged before me this 20th day of June, 2023 by Kevin Martin, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Kristine Green

Signature of Notary Public, State of _____

KRISTINE GREEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR6275419
Qualified in Wayne County
My Commission Expires 01-28-2025

95.00
190.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3480196 12 PG(S)
March 24, 2023 2:42:01 PM
Book 5078 Page 1972
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida
Doc Stamp-Deed: $140.00

This Instrument Prepared
and should be returned to:
LAW OFFICES OF DAVID S. COHEN, LC
David S. Cohen, Esquire
5728 Major Boulevard, Suite 550
Orlando, Florida 32819

EASEMENT AGREEMENT

March THIS EASEMENT AGREEMENT (the "AGREEMENT") is made this 6th day of ~~January~~, 2023, by Brighton Beach Holdings, LLC (hereinafter "Grantor"), whose mailing address is 2021 NW 5th Avenue, Gainesville, FL 32603, Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, (hereinafter "Rizzzo Grantee"), whose mailing address is 1055 Commons Parkway West, Macedon, NY 14502 and C. L. Johnson, as Trustee whose mailing address is PO Box 357426, Gainesville, FL 32653, (hereinafter " Johnson Grantee"). Rizzzo Grantee and Johnson Grantee may be collectively referred to as Grantees.

WHEREAS, Grantor owns certain parcel of real property located in Alachua County, Florida more particularly described on Exhibit "A" attached hereto and incorporated herein and hereinafter referred to as the "Grantor's Property"; and

WHEREAS, C. L. Johnson, as Trustee is the owner of that certain parcel of real property located in Alachua County, Florida, immediately adjacent to Grantor's Property, which property is more particularly described on Exhibit "B" attached hereto and incorporated herein and hereinafter referred to as the "Johnson Grantee's Property"; and

WHEREAS, Rizzzo Self Storage of Alachua, LLC has a contract with C. L. Johnson, as Trustee, to purchase a portion of the property described in Exhibit "B", which portion is described on Exhibit "C" attached hereto and incorporated herein

WHEREAS, Grantor is willing to grant to Grantees an easement across that portion of the Grantor's property described on Exhibit "D" for utilities and ingress and egress as set forth herein;

NOW THEREFORE, for and in exchange of good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby acknowledged, Grantor and Grantees hereby agree and state as follows:

1. **Recitals.**

The foregoing recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

2. **Grant of Easement.**

Grantor hereby grants to Grantees, a non-exclusive, perpetual easement upon, under across and through the Easement Area as described on Exhibit C attached hereto to allow for pedestrian and vehicular ingress and egress, passage and delivery to the Grantees' Property and to allow for the construction, maintenance, operation, replacement and repair of utility lines, water lines, sewer lines, telephone lines, and any other conduits, pipes, wires or service required by the owner of Grantees' Property to obtain service to its property, together with the right to enter upon any portion of the Grantor's Property reasonably necessary to provide Grantee access in and to the Easement Area ("the Easement"). If Rizzzo Self Storage of Alachua, LLC does not purchase the property described on Exhibit "C", it shall have no rights or obligation pursuant to this Easement Agreement, however this easement remains in full force and effect for C. L. Johnson, as Trustee, his successors and assigns, for the property described on Exhibit "B", and C.L. Johnson as Trustee shall bear the entire cost of the easement, with no encumbrances required of Rizzzo Self Storage of Alachua, LLC.

3. **Maintenance and Construction Within Easement.**

The cost of routine maintenance and repair of facilities in the Easement Areas shall be borne the Grantees in equal shares. Notwithstanding the same, each Party shall be responsible for any cost or expense associated with any damage it or its agents or assigns may cause to property or improvement of the other Party. Should Rizzzo Self Storage of Alachua, LLC not purchase the property described on Exhibit "C", the Rizzzo Grantee shall have no obligation pursuant to this Agreement.

4. **Easement to Run With the Land.**

The easement granted hereby and the covenants contained herein shall be easements, and covenants running with the land inuring to the benefit of, binding upon, and enforceable by the parties hereto and their respective heirs, successors in interest, and assigns, including, but without limitation, all subsequent owners of the Property or portions thereof, and all persons claiming under them.

5. **Non-Exclusive Easement.**

The easement granted herein is non-exclusive, and the parties hereto agree that all subsequent owners of the Property may utilize the easement and easement facilities for the purposes set forth herein.

6. **Duration of Easement.**

The Easement granted hereby shall remain in full force and effect perpetually or until canceled, altered, or amended in writing by all the owners of the Grantor and Grantees Properties.

7. **Enforcement of Rights.**

In the event that any party fails to discharge its obligations hereunder, the other party shall have the right to enforce those obligations by an action in law or equity (including a suit for specific

performance) without thereby waiving the right to also recover in an action for damages any sums expended by either party at its discretion in performing such obligations. All rights and remedies of the parties are cumulative. In the event that any party institutes a legal proceeding against the other party to enforce obligations arising hereunder, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' and paralegal fees, and costs (including but not limited to those incurred pre-trial, at trial, on appeal, or during post-judgment proceedings).

8. **Indemnification.**

The parties shall each indemnify and hold harmless the other and their successors or assigns against and from any and all claims, expenses, damages and liabilities of any kind or nature whatsoever (including but not limited to reasonable attorneys' and paralegals' fees and costs) asserted against or incurred by the protected party or its successors or assigns in connection with exercise of any rights or privileges granted hereunder (including but not limited to use of the Easement Area) or the failure by the other party to fully perform all of its obligations hereunder.

9. **Public Not a Beneficiary.**

Nothing in this Agreement shall be construed to dedicate any property or any interest or estate therein to or for public purposes nor shall any provision hereunder be construed to create any right in or for the benefit of the general public. The easements, rights, and privileges granted by this section shall be for the benefit of, and be restricted solely to, the owner or owners from time to time of all or any portion of the Property, but such owners may grant the benefit of such easements, rights, and privileges to their tenants or affiliates, now or hereafter occupying a building or portions thereof on such Lots for the period of such tenancy, and to the customers, employees, and business invitees of such owner or owners and tenants, franchisees, or affiliates, but the same is not intended, and shall not be construed, to create any rights in and for the benefit of the general public.

10. **Governing Law and Venue.**

The laws of the State of Florida shall govern this Agreement. Any legal action instituted hereunder shall be brought in Alachua County, Florida.

11. **Waiver of Jury Trial.**

Grantor and Grantees hereby waive a trial by jury of all issues arising in any action or proceeding relating to this Agreement.

12. **Waiver.**

The right of either party to require strict performance by the other shall not be affected by any previous waiver, forbearance, or course of dealing.

13. **Interpretation.**

The parties acknowledge and agree that this Agreement is the product of mutual efforts by the parties and their respective agents and attorneys. This Agreement shall be interpreted neither more favorably in favor of one party nor less favorably in favor of another party.

14. **Modification.**

No change or modification of this Agreement shall be valid unless it is in writing and signed by all parties who are bound by the terms of this Agreement.

15. **Severability.**

If any provision of this Agreement is held invalid, unenforceable, or void by a court of competent jurisdiction, this Agreement shall be considered divisible as to such provision, and the remainder of this Agreement shall be valid and binding as though such provision were not included in this Agreement.

16. **Entire Agreement.**

This Easement Agreement constitutes the entire understanding of the Parties with respect to the matters contained herein and supercedes all prior discussions, negotiations and understandings, whether oral or written, with respect to its subject matter.

17. **Execution in Counter-Parts.**

This Easement Agreement may be executed in any number of Counter-Parts.

18. **Captions, Number and Gender.**

The captions and headings are for convenience only and are not intended to be used in construing a provision of this Agreement. The singular and plural shall each include the other where appropriate. Words of any gender shall include other genders when the context so permits.

THIS EASEMENT AGREEMENT is entered into as of the date first stated above.

Witness Signature

LaToya Cumine

Printed Name

Brighton Beach Holdings, LLC , a Florida limited liability company

Larry F Paulson

By: Larry F Paulson as its Manager

Witness Signature

Melissa Amarh
Printed Name

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Larry F. Paulson Manager of Brighton Beach Holdings, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: Florida Driver License
Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)

Notary Public

GERARDO HERRERA MEDINA
NOTARY
MY COMMISSION EXPIRES 9/1/2026
PUBLIC
RANDOLPH COUNTY, N.C.

Witness Signature

Aaron Frank
Printed Name

Witness Signature

Mark B Wollschlegel
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

By: KEVIN F. MARTIN as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kevin Martin Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)
KRISTINE GREEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR6275419
Qualified in Wayne County
My Commission Expires 01-28-2025

Notary Public

Witness Signature

Printed Name

Witness Signature

Printed Name

C. L. Johnson as Trustee

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

_____
By: _____as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this ____day of January, 2023.

(NOTARY SEAL)

_____
Notary Public

Elizabeth Flitcraft
Witness Signature

Elizabeth Flitcraft
Printed Name

Samantha Nielsen
Witness Signature

Samantha Nielsen
Printed Name

C. L. Johnson as Trustee
C. L. Johnson as Trustee

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared C. L. Johnson, as Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me, by means of physical presence, that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 7th day of March, 2023.

(NOTARY SEAL)

Samantha Nielsen
Notary Public

SAMANTHA NIELSEN
MY COMMISSION EXPIRES SEP 06, 2026
#HH308948
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A
Grantor's Property

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, AND RUN THENCE NORTH 88 DEGREES, 39 MINUTES, 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01 DEGREES, 12 MINUTES, 44 SECONDS EAST, 675.46 FEET; THENCE NORTH 88 DEGREES, 28 MINUTES, 31 SECONDS EAST, 333.74 FEET; THENCE SOUTH 01 DEGREES, 13 MINUTES, 14 SECONDS EAST, 674.45 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 27; THENCE NORTH 88 DEGREES, 16 MINUTES, 00 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.35 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ; THENCE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.83 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY OF SECTION 27, A DISTANCE OF 1298.71 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US 441 (200 FOOT RIGHT OF WAY), THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE SOUTH 88 DEGREES, 04 MINUTES, 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4766, PAGE 1852, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 585.13 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE NORTH 17 DEGREES, 24 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 562.54 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED, SAID POINT ALSO LYING ON THE AFORMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF US 441, THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF THE AFORMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 40 DEGREES, 10 MINUTES, 58 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 1057.57 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

C. L. Johnson, as Trustee's Property

A tract of land lying in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, as described in those certain deeds recorded in Official Record Book 1300, pages 147 and 149 of the Public Records of Alachua County, Florida

EXHIBIT C
Rizzo/Grantee's Property

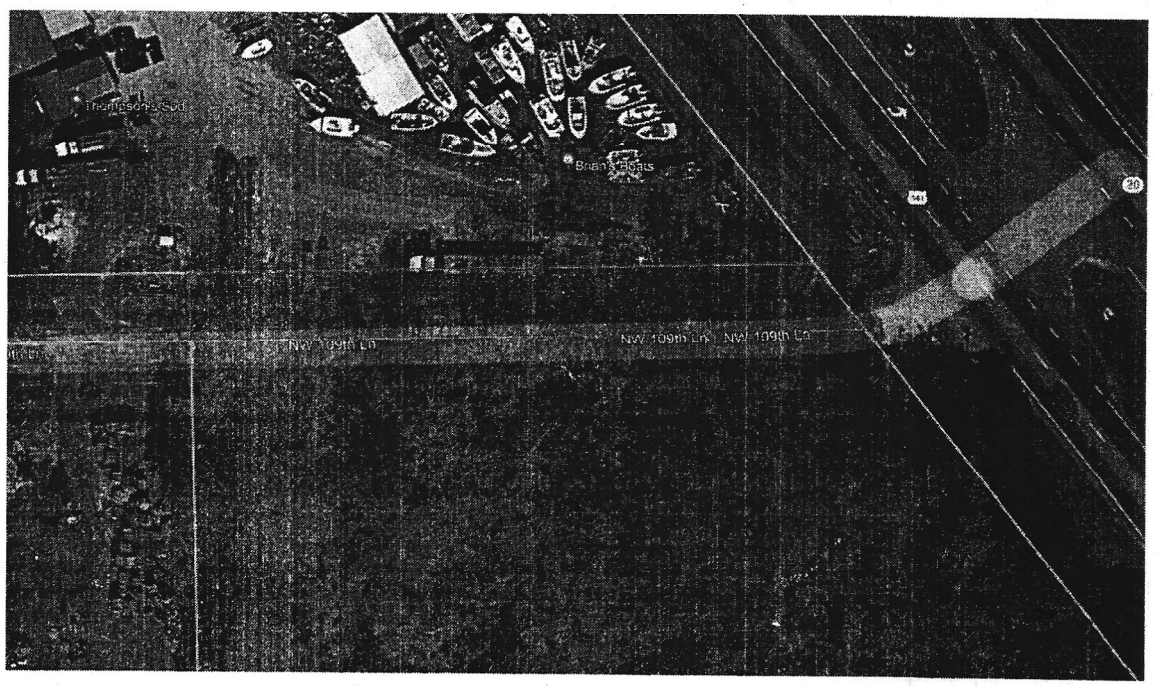
A tract of land lying in Government Lot 2 of Section 34, Township 8 South, Range 19 East, Alachua, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 2 of Section 34, said point being the POINT OF BEGINNING; thence N 88 degrees 06 minutes 14 seconds, E a distance of 275.13 feet to the Westerly Right-of-Way line of US Highway No. 441; thence S 38 degrees 48 minutes 35 seconds E, along said R/W, a distance of 361.19 feet to the Northerly corner of Staghorn subdivision as per plat recorded in Plat Book "J", page 94 of the public records of Alachua County, Florida; thence S 51 degrees 12 minutes 04 seconds W along the boundary of said subdivision, a distance of 5.00 feet; thence S 6 degrees 58 minutes 39 seconds E along said boundary line, a distance of 276.10 feet; thence S 22 degrees 01 minutes 14 seconds E along said boundary line, a distance of 242.00 feet, more or less to the Northwesterly corner of Lot 1 of said subdivision; thence run S 51 degrees 11 minutes 25 seconds W, a distance of 120.68 feet; thence S 87 degrees 25 minutes 47 seconds W a distance of 502.19 feet to the East line of Lot 1 of "Bahia Country" an unrecorded subdivision; thence N 1 degree 42 minutes 31 seconds W along the East boundary of said subdivision and a northerly extension thereof, a distance of 872.42 feet to the Northwest corner of Government Lot 2 and the POINT OF BEGINNING; said described tract containing 9.600 acres, more or less.

EXHIBIT D
Easement Area

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SAID POINT HEREON REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE RUN N.01°42'31"W., ALONG A NORTHERLY PROJECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF SAID PUBLIC RECORDS; THENCE RUN N.88°04'40"E., ALONG SAID SOUTH LINE, A DISTANCE OF 252.52 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT ALONG LYING ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441, THENCE RUN S.38°50'43"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149; THENCE RUN S.88°04'40"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 275.15 FEET TO THE TRUE POINT OF BEGINNING.



City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Rizzzo Self Storage of Alachua - Squirrel Storage
2. Pre-Application Conference Date: April 26th, 2023
3. Neighborhood Meeting Date: June 15th, 2023
4. Address of Subject Property: TBD
5. Parcel ID Number(s): 05930-001-001
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Self Storage Facility
8. Zoning Designation: General Industrial District
9. Acreage: 9.6
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: 56,299 SF
13. Total New Impervious Area Proposed (not including building area): 95,530 SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Mitchell Mason, P.E. Title: Project Manager

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: Florida ZIP: 32615

   Telephone: (352) 331-1976 FAX: e-mail: mitchellm@chw-inc.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Rizzzo Self Storage of Alachua

   Mailing Address: 16395 Brookfield Estates Way

   City: Delray Beach State: Florida ZIP: 33446

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No

   If yes, list names of all parties involved:
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?

   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Signature of Co-applicant

Mitchell Mason, P.E. (Project Manager, CHW)

Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of June, 2023, by Mitchell Mason who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Trina Lemnah

Notary Public, State of Florida

My Commission Expires: 3/21/2027

TRINA LEMNAH
Notary Public - State of Florida
Commission # HH 368686
My Comm. Expires Mar 21, 2027
Bonded through National Notary Assn.

MEMORANDUM

Rizzzo Self Storage of Alachua

22-0316

CHW Professional Consultants

To: City of Alachua

From: Mitchell Mason, P.E.

Date: June 27, 2023

RE: Rizzzo Self Storage – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code as well as the ISO Guide for Determination of Needed Fire Flow.

Building data is based on the information provided by the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and require a revised analysis to verify the building complies with the applicable fire protection criteria. Each building has one or more 1-hour rated fire walls that break up the building into blocks less than 2,500 SF. Therefore, a fire sprinkler system is not required. To be conservative, total building areas were used to calculate the required site area fire flow. Refer to the attached site map exhibit and associated plans for additional details regarding the proposed buildings.

NFPA Calculations:

Building: Buildings 1-4,6-7
Construction Type: II(000)
Fire Flow Area: 4814 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 gpm

Building: Building 5
Construction Type: II(000)
Fire Flow Area: 9707 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,750 gpm

Building: Building 8
Construction Type: II(000)
Fire Flow Area: 8880 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,750 gpm

Building: Buildings 9-10
Construction Type: II(000)
Fire Flow Area: 4414 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 1,500 gpm

ISO Calculations:

Buildings 2,5,6,8, and 9 were selected for ISO calculations to represent each unique building size and to ensure the buildings with the greatest potential exposure to adjacent buildings were included. All buildings are to be constructed of non-combustible materials and assumed to be occupied by combustible materials. The following table is a comparison of NFPA and ISO fire flow needs for the identified buildings. Detailed ISO calculations are attached.

Table 1: Comparison of Fire Flow Values

Building #	Building Size (sf)	NFPA (gpm)	ISO (gpm)
2	4,814	1,500	1,250
5	9,707	1,750	1,750
6	4,814	1,500	1,250
8	8,880	1,750	1,500
9	4,414	1,500	1,250

Minimum Required Fire Flow

Minimum requirements per NFPA and ISO calculations: 1,750 GPM

Available Fire Flow

Based on the hydrant flow data supplied by GRU, the total available fire flow at 20 PSI is as follows:

Total Available: 3,986 GPM

Minimum Required Fire Flow to be provided: 1,750 gpm

Conclusions

The total available flow (3,986 GPM) is higher than the minimum required fire flow (1,750 GPM).

MITCHELL G. MASON
LICENSE
No. 92335
STATE OF FLORIDA
PROFESSIONAL ENGINEER

6/09/23

Mitchell Mason FL PE No. 92335
Certificate of Authorization No. 0005075

NFPA Table 18.4.5.1.2

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

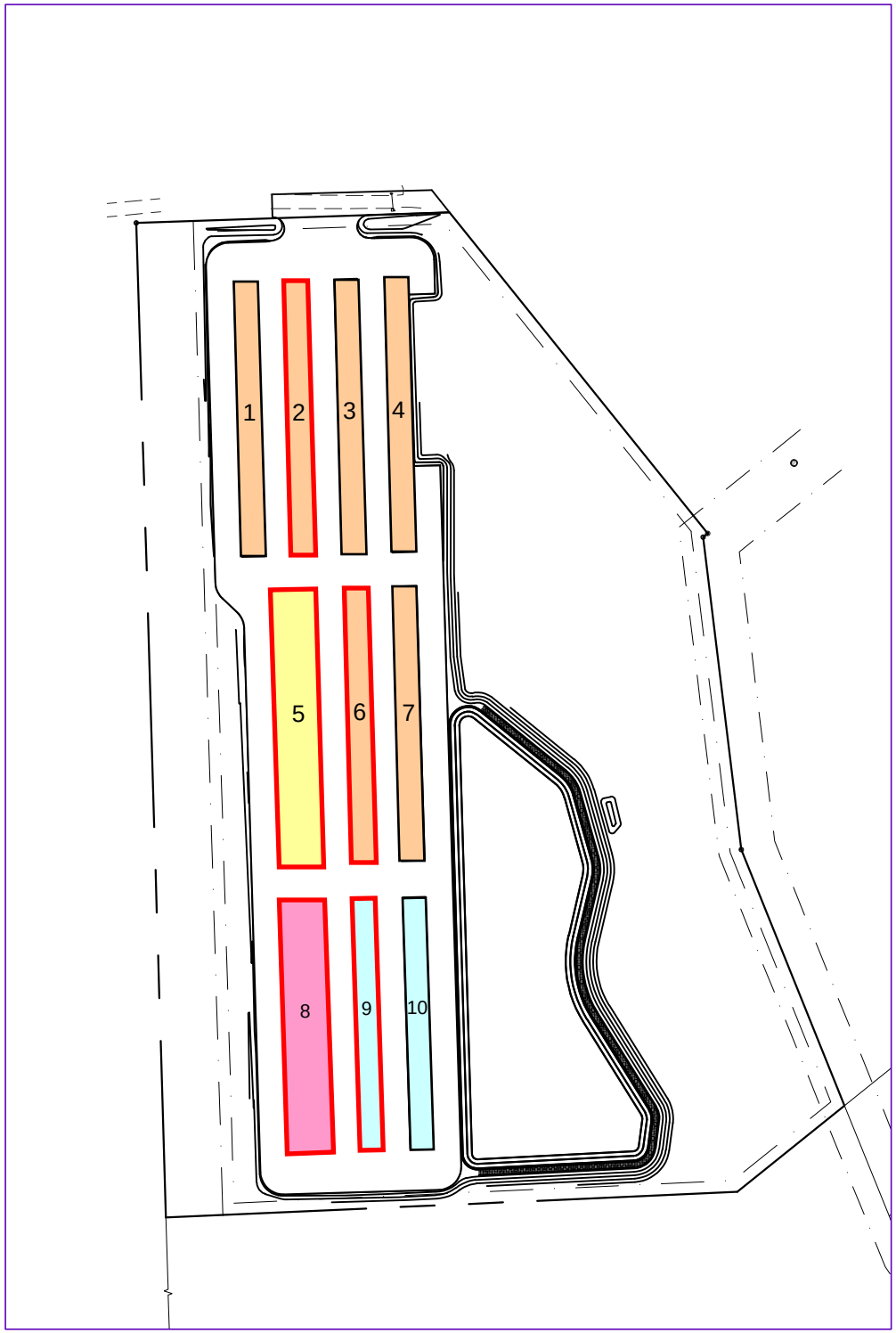
Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm[1] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	2
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	
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	3
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600		
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	4
		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.
[1]Measured at 20 psi (139.9 kPa).

Buildings 1-4,6-7,9-10

Buildings 5 and 8

SITE MAP



NFPA

Buildings 1-4,and 6-7 each have a total area of 4814 SF

Building 5 has a total area of 9707 SF

Building 8 has a total area of 8880 SF

Buildings 9-10 each have a total area of 4414 SF

ISO NFF

Buildings 2,5,6,8, and 9 were chosen for ISO NFF calculations based on their variations in size or unique exposure to surroundng buildings which could have increased their NFF value compared to the other buildings.

FIRE HYDRANT FLOW TEST

NAME: Squirrel Storage

ADDRESS: 05930-001-000 **MAP NO:** 2542

REC NO 4733

HYDRANT ADDRESSES:

				HYD NO	HYD MAP NO
STATIC/RESIDUAL HYD	10802	NW	US Hwy 441	40005	2542
PITOT HYD:					
#1 (4.5" NOZZLE)					
#2 (2.5" NOZZLE)	10427	NW	47th Ter (backside along US Hwy 441)	16503	2542
#3 (2.5" NOZZLE)					

TEST DATE: 04/20/2023 **TEST TIME:** 9:55 AM

NOZZLE DIA (IN.)	"C" FACTOR	NO OF NOZZLES FLOWING	STATIC PSIG	RESIDUAL PSIG	PITOT PSIG	ACTUAL FLOW GPM	AVAIL. FLOW @ 20 PSIG GPM
#1 4.5"	**0.9**						
#2 2.5"	**0.9**	2	58.9	49.6	30	1840	3986
#3 2.5"	**0.8**						
				TOTAL FLOW:		1840 **GPM**	3986 **GPM**

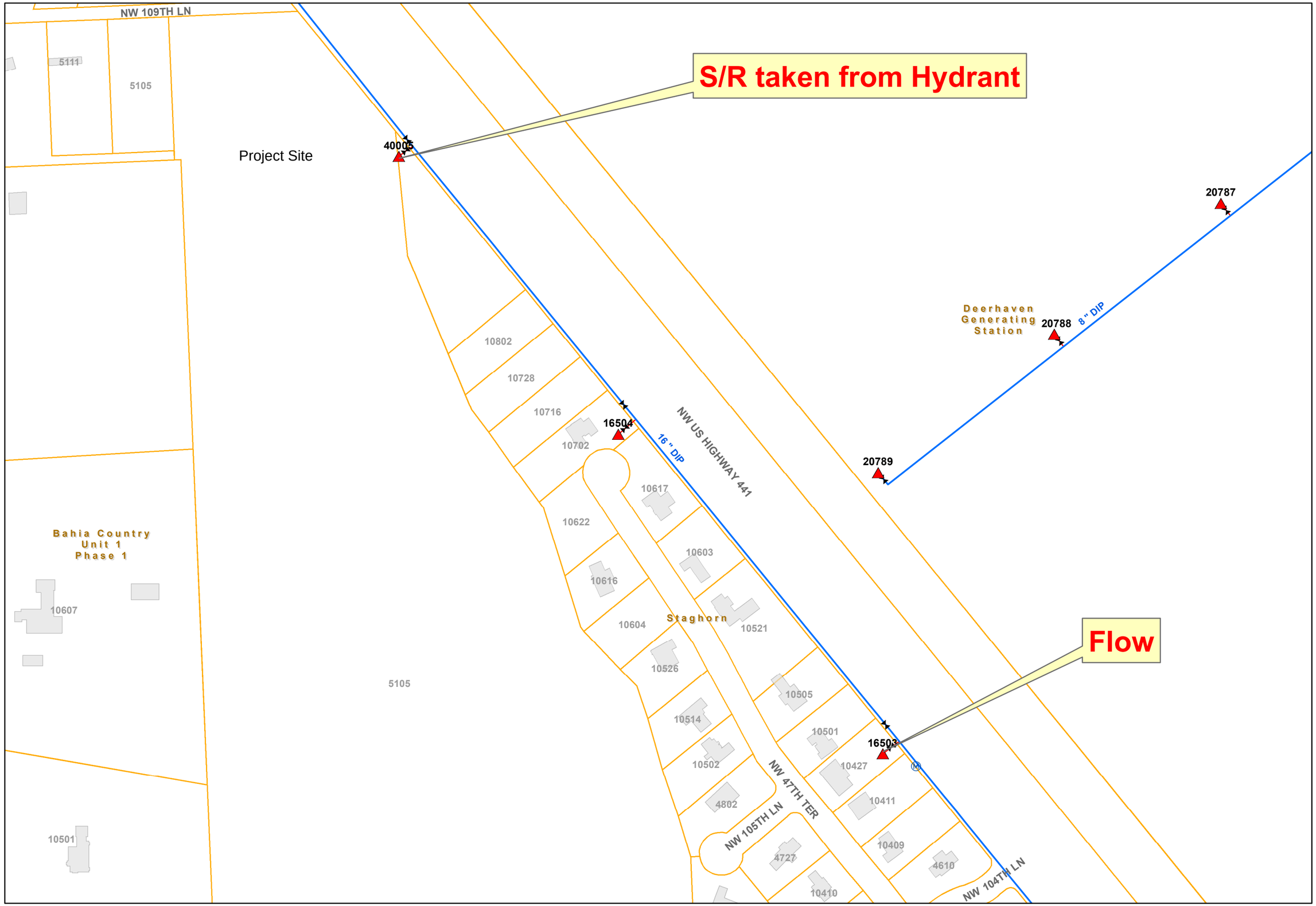
TESTED BY: J. Furstace **VERIFIED BY:** J. Worley **PETITION NO:**

COMMENTS: The pressure drops between the static and residual pressures is less than 10 psi which affects accuracy of results.

REQUESTED BY: Mitchell Mason, CHW, 386-518-5141, mitchellm@chw-inc.com

(352)334-3400 P.O.Box 147117, I/O Box A122, Gainesville, Fl. 32614-7117

GISNOTEST



The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Division by calling (352) 393-1653.

Legend

Hydrant

Owner

- GRU
- Private

Water Main

Owner - STATUS

- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System

Owner - Description

- GRU - Hydrant - Active

N

1 inch = 200 feet

GRU More than Energy

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**6/28/2023**
Project:	22-0316 - Rizzzo Self Storage	**Engineer:**	**KLJ**
	Building 2	**Checked By:**	**MGM**
Location:	NW 109th Lane and US Hwy 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4,814 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 4,814 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **999.1151285**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 40
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 40
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 240
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 240
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 240
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 240
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1000 x 1 x [1 + (0.19 + 0)

NFF= 1190 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**6/28/2023**
Project:	22-0316 - Rizzzo Self Storage	**Engineer:**	**KLJ**
	Building 5	**Checked By:**	**MGM**
Location:	NW 109th Lane and US Hwy 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 9,707 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 9,707 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1418.747166**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 40
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 40
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 240
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 240
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1500 x 1 x [1 + (0.19 + 0)

NFF= 1785 gpm

NFF= 1750 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**6/28/2023**
Project:	22-0316 - Rizzzo Self Storage	**Engineer:**	**KLJ**
	Building 6	**Checked By:**	**MGM**
Location:	NW 109th Lane and US Hwy 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4,814 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 4,814 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **999.1151285**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 240
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 240
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 240
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 240
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1000 x 1 x [1 + (0.19 + 0)

NFF= 1190 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**6/28/2023**
Project:	22-0316 - Rizzzo Self Storage	**Engineer:**	**KLJ**
	Building 8	**Checked By:**	**MGM**
Location:	NW 109th Lane and US Hwy 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 8,880 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 8,880 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1356.966028**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 40
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 40
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 220
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 220
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1250 x 1 x [1 + (0.19 + 0)

NFF= 1487.5 gpm

NFF= 1500 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**6/28/2023**
Project:	22- 0316 - Rizzzo Self Storage	**Engineer:**	**KLJ**
	Building 9	**Checked By:**	**MGM**
Location:	NW 109th Lane and US Hwy 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4,414 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 4,414 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **956.7063499**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 220
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 220
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 220
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 220
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.19

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1000 x 1 x [1 + (0.19 + 0)

NFF= 1190 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

CHW
AN NV5 COMPANY

ANDY WOODRUFF, PWS

Vice President / Senior Ecologist
(386) 518-5176 · andyw@chw-inc.com

ROLE

Mr. Woodruff has a M.S. in Environmental Engineering from the University of Florida and a B.S. in Biology from Emory University. Andy is a Senior Ecologist and Certified Professional Wetland Scientist serving as Vice President of Ecological Services, with considerable experience in wetland and listed species permitting and project management. He and his team work together to provide insight into the complexities of environmental regulations and to offer proactive, responsible solutions. Andy's 30-plus years of experience include state, federal, and local permitting; agency negotiations; environmental impact assessments; ecological assessments; listed species surveys, permitting and relocation; state and federal wetland jurisdictional determinations; wetland mitigation design, permitting, and construction observations; wetland mitigation banking management, design, permitting and construction observations; and environmental project management.

SPECIALIZATIONS

- Large Scale Project Development and Management
- Environmental Regulatory Permitting
- Wetland Delineation
- Ecological Surveys
- Threatened and Endangered Species Surveys
- Landscape Habitat Management
- Expert Witness Testimony
- Agency Negotiations
- Mitigation Banking

PROJECT EXPERIENCE

Town of Viera DRI, Brevard County, FL
Isles of Collier Preserve, Collier County, FL
SR 846 Land Trust, Collier County, FL
Little Pine Island Wetland Mitigation Bank, Lee County, FL
Big Cypress Stewardship District, Collier County, FL
Tiger Grant Bike and Pedestrian Improvements, Lee County, FL
Alico Road Alignment Study, Lee County, FL
Collier's Reserve Gopher Tortoise Relocation, Collier County, FL

EDUCATION

M.S., Environmental Engineering, Aquatic Science, University of Florida, 1993
B.S., Biology, Emory University, Atlanta, Georgia, 1989

PROFESSIONAL LICENSE / CERTIFICATIONS

Certified Professional Wetland Scientist, Society of Wetland Scientists
Certified Wetland Delineator, U.S. Army Corps of Engineers
Certified Prescribed Burn Manager and Prescribed Fire Techniques for Wildlife, Florida Division of Forestry
Certified Natural Areas Management, Natural Areas Training Academy
Qualified Mitigation Supervisor, Florida Department of Environmental Protection
Authorized FWCC Gopher Tortoise Agent

ACTIVITIES

FAEP, SW Chapter, Local Board of Directors (1999), NE Chapter President (2024)
Society of Wetland Scientists
Coastal Conservation Association
U.S. Power Squadron San Carlos Bay, Chairman Environmental Committee (1999)
Calusa Nature Center and Planetarium, Board of Trustees (2007)
Florida Association of Mitigation Bankers

LEGAL DESCRIPTION

CHW
Professional Consultants

DATE: MARCH 22, 2023
CLIENT: KEVIN MARTIN
PROJECT NAME: SQUIRREL STORAGE
PROJECT NO: 22-0316.02
DESCRIPTION FOR: SUBJECT PARCEL

A TRACT OF LAND LYING IN GOVERNMENT LOT 2 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 88°06'14" E, A DISTANCE OF 275.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 38°48'35" E, ALONG SAID R/W, A DISTANCE OF 361.19 FEET TO THE NORTHERLY CORNER OF STAGHORN SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 PF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 51°12'4" W, ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 5.00 FEET; THENCE S 6°58'39" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 276.10 FEET; THENCE S 22°01'14" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 242.00 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE RUN S 51°11'25" W, A DISTANCE OF 120.68 FEET; THENCE S 87°25'47" W A DISTANCE OF 502.19 FEET TO THE EAST LINE OF LOT 1 OF "BAHIA COUNTRY" AN UNRECORDED SUBDIVISION; THENCE N 1°42'31" W ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 872.42 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 9.600 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF**

Detail by Entity Name

Florida Limited Liability Company
RIZZZO SELF STORAGE OF ALACHUA, LLC

Filing Information

Document Number	L23000036985
FEI/EIN Number	NONE
Date Filed	01/26/2023
State	FL
Status	ACTIVE

Principal Address

16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446

Changed: 02/16/2023

Mailing Address

16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446

Changed: 02/16/2023

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 02/16/2023

Address Changed: 02/16/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

SQUIRREL STORAGE LLC
16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446

Annual Reports

No Annual Reports Filed

Document Images

02/16/2023 -- Reg. Agent Change	View image in PDF format
01/26/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
SQUIRREL STORAGE LLC

Filing Information

Document Number	L21000461697
FEI/EIN Number	87-3265250
Date Filed	10/21/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/28/2022
Event Effective Date	NONE

Principal Address

16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446

Changed: 02/16/2023

Mailing Address

1635 Commons Parkway
Macedon, NY 14502

Changed: 03/17/2023

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 02/16/2023

Address Changed: 02/16/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

BLS IRREVOCABLE TRUST U/T DTD 03/18/2020
16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446

Title Officer

Wollschleger, Mark
1635 Commons Parkway
Macedon, NY 14502

Title Officer

Cupido, Joseph
1635 Commons Parkway
Macedon, NY 14502

Title MGR

MARTIN, KEVIN
1635 COMMONS PKWY
MACEDON, NY 14502

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	03/01/2023

Document Images

03/01/2023 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- Reg. Agent Change	View image in PDF format
10/28/2022 -- LC Amendment	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
10/21/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

18.50
3,710.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3480195 2 PG(S)
March 24, 2023 2:42:01 PM
Book 5078 Page 1970
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida
Doc Stamp-Deed: $3,710.00

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
P.O. Box 357426
Gainesville, FL 32635
352-377-7444
File Number: **22-069**
Will Call No.:

Parcel Identification No. **05930-001-000 (portion thereof)**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **24th** day of **March, 2023** between **C.L. JOHNSON, Individually and as Trustee, conveying non-homestead property,** whose post office address is **PO Box 357426, Gainesville, FL 32635** of the County of **Alachua**, State of **Florida**, grantor*, and **RIZZZO SELF STORAGE OF ALACHUA, LLC, a Florida limited liability company** whose post office address is **1635 Commons Parkway, Macedon, NY 14502** of the County of **Wayne**, State of **New York**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

A tract of land lying in Government Lot 2 of Section 34, Township 8 South, Range 19 East, Alachua, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 2 of Section 34, said point being the POINT OF BEGINNING; thence N 88 degrees 06 minutes 14 seconds, E a distance of 275.13 feet to the Westerly Right-of-Way line of US Highway No. 441; thence S 38 degrees 48 minutes 35 seconds E, along said R/W, a distance of 361.19 feet to the Northerly corner of Staghorn subdivision as per plat recorded in Plat Book "J", page 94 of the public records of Alachua County, Florida; thence S 51 degrees 12 minutes 04 seconds W along the boundary of said subdivision, a distance of 5.00 feet; thence S 6 degrees 58 minutes 39 seconds E along said boundary line, a distance of 276.10 feet; thence S 22 degrees 01 minutes 14 seconds E along said boundary line, a distance of 242.00 feet, more or less to the Northwesterly corner of Lot 1 of said subdivision; thence run S 51 degrees 11 minutes 25 seconds W, a distance of 120.68 feet; thence S 87 degrees 25 minutes 47 seconds W a distance of 502.19 feet to the East line of Lot 1 of "Bahia Country" an unrecorded subdivision; thence N 1 degree 42 minutes 31 seconds W along the East boundary of said subdivision and a northerly extension thereof, a distance of 872.42 feet to the Northwest corner of Government Lot 2 and the POINT OF BEGINNING; said described tract containing 9.600 acres, more or less.

Grantor reserves for himself, individually and as Trustee, and his successors and assigns, a perpetual easement for ingress, egress, and public utilities over and across the West 50 feet and the North 20 feet of the above described property, together with a perpetual easement for a buffer over and across the East 10 feet of the West 60 feet (less the North 20 feet thereof) and the South 10 feet of the North 30 feet (less the West 50 feet thereof) of the above described property. These easements are for the benefit of Grantor's property located adjacent to and southerly of the above described property being conveyed by this deed (being the balance of Tax Parcel 05930-001-000 not conveyed herein to Grantee) and shall run with the land and inure to the benefit of, and be enforceable by, the Grantor and his respective heirs, successors in interest, and assigns, including, but without limitation, all subsequent owners of Grantor's property or portions thereof, and all persons claiming under them. The easements granted herein are

non-exclusive, and the parties hereto agree that all subsequent owners of Grantor's property may utilize the easements and easement facilities for the purposes set forth herein.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Larry E. Ciesla

Witness Name: JACKIE HALL

C. L. JOHNSON, Individually and as Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 23rd day of March, 2023 by C.L. JOHNSON, Individually and as Trustee, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

LARRY E. CIESLA
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-15-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 215397

Notary Public

Printed Name: LARRY E. CIESLA

My Commission Expires:

My Commission Expires March 15, 2026

Commission No. HH 215397

Notary Public - State of Florida at Large

Error

An unknown error occurred

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

© 2019–2023 Grant Street Group. All rights reserved.

Sign Up for Property Watch

Parcel Summary

Parcel ID	05930-001-001
Prop ID	507121
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233300.50
Subdivision	
Legal Description	COM NW COR GOV LOT 2 POB N 88 DEG 06 MIN 14 SEC E 275.13 FT S 38 DEG 48 MIN 35 SEC E 361.19 FT S 51 DEG 12 MIN 04 SEC W 5 FT S 06 DEG 58 MIN 39 SEC E 276.10 FT S 22 DEG 021 MIN 14 SEC E 242 FT S 51 DEG 11 MIN 25 SEC W 120.68 FT S 87 DEG 25 MIN 47 SEC W 50 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	34-08-19
Tax Area	ALACHUA (1700)
Acres	9.6
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.5726

Owner Information

RIZZO SELF STORAGE OF ALACHUA LLC
1635 COMMONS PKWY
MACEDON, NY 14502

Valuation

	2024 Proposed Values
Improvement Value	$0
Land Value	$432,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$432,000**
Assessed Value	$432,000
Exempt Value	$0
Taxable Value	$432,000
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	9.60	418176	0	0	PUD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/23/2023	$530,000	WD	5078	1970	Qualified (Q)	Improved	JOHNSON CARL L	RIZZO SELF STORAGE OF ALACHUA	Link (Clerk)
9/1/1980	$198,900	WD	1300	149	Qualified (Q)	Vacant		JOHNSON CARL L	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/12/2024, 4:46:09 AM

Contact Us

Developed by Schneider GEOSPATIAL

To: City of Alachua

From: Mitchell Mason, P.E.

Date: October 16, 2023

RE: Rizzzo Self Storage – Infill Standards

The following identifies how this proposed development, Rizzzo Self Storage of Alachua, is consistent and complies with infill standards established in the City of Alachua's Land Development Regulations (LDRs). Language from the LDRs is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 6.6. – Infill standards
6.6.3 Residential protection standards.
(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

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

The site will operate according to Section 4.3 (H)(12) of the LDRs which allows for operating hours of 6:00 a.m. to 10:00 p.m. for self-storage facilities. No deliveries should be made to the site.

(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.

When loading or unloading items into the storage units, glare or occasional sounds from vehicles may be generated. This could occur across the site but would be sporadic and insignificant in nature.

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

The trash receptacle is placed on the northeast portion of the site near Highway 441 and away from the residential areas to the southwest of the site.

(4) Loading and delivery area. Location of loading and delivery areas.

Loading areas are located adjacent to each storage building so that customers can access their unit. The delivery area does not apply to this project as it is not required.

(5) *Lighting.* Lighting location, intensity, and hours of illumination.

Minimum lighting is provided across the site to discourage theft and vandalism. The accompanying Photometric Plan is consistent with standards and requirements for the site, pursuant of the City of Alachua's LDRs.

(6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

The above subsection does not apply, as no outdoor vending machines, telephones or similar outdoor services or activities are anticipated.

(7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

The accompanying Landscape Plans demonstrate the proposed development adheres to design standards established in the City of Alachua's LDRs which ensure compatibility and minimize potential impacts to surrounding uses. Minimum setback requirements, vegetative buffers and fencing separate the site from adjacent properties and will provide screening for lights and glare.

(8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed storage buildings are all single-story buildings of height less than 30 ft which meets the height restrictions for self-service storage as stated in Section 4.3 (H)(8) of the City of Alachua's LDRs.

(9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

The single-story storage buildings are surrounded by drive aisles that allow for natural light and therefore do not create shadows on adjacent properties.

(10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

The above subsection does not apply. No odors or fumes should be emitted from the proposed site.

(11) *Paving and parking areas.* Paving to control dust.

As shown in the accompanying Site Plans, all parking areas and drive aisles are paved to control dust.

(12) *Placement or configuration of site design.* Placement or configuration of site design.

The storage buildings layout has been designed in such a way that it minimizes impacts to surrounding properties. Minimum buffer requirements and building setbacks have been met. Additionally, the onsite trash receptacle has been placed on the opposite side of the site as the neighboring residential areas. A future access easement of 50' exists as an additional buffer between the development and the existing properties.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

The proposed self-storage buildings are to be set back from the property line by more than 10 ft which is the greater than the height of the building.

MEMORANDUM

Rizzzo Self Storage Alachua

22-0316

To:	City of Alachua Planning Staff
From:	Mitchell Mason, PE
Date:	February 6, 2024
RE:	Rizzzo Self Storage Alachua – Alternative Compliance

The intent of this submittal is to show alternative compliance with the code referenced in the comments from planning. The code attempts to reduce the visual impact from adjacent properties and roadways. We intend to complete this due to setbacks, and vegetated screening, both existing and proposed. Please see the below comments, referenced code and response.

Comments from Planning:

- i. Section 6.8.2 (A)(2)(a) establishes requirements for façade glazing. Structures fronting the north and northeast boundary along NW 109th Lane and US-441 require 20% of the building façade to consist of glazing. Structures fronting the west boundary, facing the existing residential development, require 15% of the building façade to consist of glazing. Revise plans as necessary.
- ii. Section 6.8.2 (A)(2)(b) establishes requirements for façade massing. Structures fronting US-441 require wall offsets of at least 2' in depth every 30' for the distance that the structure fronts US-441. See code for alternative requirements. Revise plans as necessary.
- iii. Section 6.8.2(A)(2)(c) established requirements for façade materials. Structures fronting the north boundary, northeast boundary along US-441, and the west boundary facing the residential development may not consist of more than 50% of metal siding. Revise plans as necessary.

Code cited:

(a) 6.8.2

Design standards for business uses.

(A) *Façade and material design.*

(1) *Generally*. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) *Standards.*

(a) *Glazing.*

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

(b) *Façade massing.*

(i) *Offset required.* Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives.* The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

(c) *Material design.*

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

(d) *Prohibited materials.* The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

Objective of code: The objective of this section of code is to provide a consistent, aesthetic standard across all businesses within the city limits. This is done by having varying material, colors, massing, and glazing when visible from the roadway and residential uses.

Interpretation: Comment i- This section of the code is relevant and makes sense when it is visible from the relevant street or residential use that 6.8.2.A references. In this case, US-441 travel lanes are at least 75' northeast of the proposed construction and screening. This distance only significantly increases further south on the property due to a wetland buffer that is not impacted. In between the access drives and the 441 ROW is dense underbrush and trees. This area falls into the wetland buffer for the wetland on the eastern part of the site that is associated with the creek. If you refer to the photos, the power pole in Figure 1 is roughly 51' from the landscaping. It is important to note that the landscape plan does not indicate existing under brushes and non-regulated trees, which are both prevalent on site and are very visible in Figures 1 and 2. The existing trees and proposed landscaping and fencing will clearly obscure the interior of the site from view, making the intent of glazing no longer valuable.

For the western boundary, the northern parcel is a commercial business and does not require glazing. The southwestern parcel is zoned agriculture but has an existing residential use on it. The building on this property is approximately 500 feet from the parcel line which is already a start to reducing the visual impact based on sheer distance. On our site, there is a 50' proposed future access easement that is currently undeveloped, and an additional 29 feet of existing, unimpacted vegetation, and proposed vegetation and fencing screening the building from view. If the point of the code is to reduce the impact of the buildings on surrounding uses, that can be addressed by the building being screen from view on all necessary sides, which is the current proposed design.

Glazing to the north is unavoidable and will be provided.

Comment ii- In this case, US-441 travel lanes are at least 75' northeast of the proposed construction and screening. This distance only significantly increases further south on the property due to a wetland buffer we are not impacting. If you refer to the photos, the power pole in Figure 1 is roughly 51' from the landscaping. The existing trees and proposed landscaping and fencing will clearly obscure the interior of the site from view, making the intent of glazing. In figure 2 it is an even more significant 172' of dense underbrush and existing landscaping to the proposed screening. This makes massing no longer valuable. Passing motorists on US 441 are not going to be able to see the buildings within this development, whether they are massed or not.

Comment iii- Regarding the material usage, these buildings will not be visible from the roadway or adjacent residential uses. Section 6.8.2(A)(2)(d) specifically states that using more than 50% metal is only prohibited when metal siding will be visible from the street or adjacent residential uses. The western edge will be screened by a fence, required landscaping and an untouched 50' access easement and the nearly 500' distance between the home and the project parcel. The closest building façade is over 100' from the lands with such uses. The building facades will not be visible from any land with such uses due to the provided distance and screening. Similarly, to before, the proposed buildings will not be visible from US 441. Figures 1 and 2 are clear indicators of how densely

the existing landscaping screens the interior from the roadway, which will only be enhanced by proposed landscaping and a fence.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0316

CHW Professional Consultants

To: Neighbors of US HWY 441 / NW 109th Lane

From: Mitchell Mason, PE

Date: 10 May 2023

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG).

Date: May 25, 2023

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5141
Mitchellm@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0316\Admin & Information\06_NHWS\Ad and Mailing\MAIL 230508 Squirrel Storage NHWS.docx

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0316

CHW Professional Consultants

To: Neighbors of US HWY 441 / NW 109th Lane

From: Mitchell Mason, PE

Date: 15 May 2023

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG).

Date: May 30, 2023

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5141
Mitchellm@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0316\Admin & Information\06_NHWS\Ad and Mailing\MAIL 230512 Squirrel Storage NHWS.docx

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0316

CHW Professional Consultants

To: Neighbors of US HWY 441 / NW 109th Lane

From: Mitchell Mason, PE

Date: 31 May 2023

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG).

Date: June 15, 2023

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5141
Mitchellm@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0316\Admin & Information\06_NHWS\Ad and Mailing\MAIL 230522 Squirrel Storage NHWS.docx

Mailing Labels

ABEL & MASSIMILLO
10505 NW 47TH TER
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BALUKAS & FERGUSON H/W
10719 NW 53RD TER
GAINESVILLE, FL 32653

BARBARETTE & BORG H/W
10110 NW 51ST TER
GAINESVILLE, FL 32653

BASAGOITIA JULIA A
4803 NW 105TH LN
GAINESVILLE, FL 32653

BERKOVICH ALEXANDER & LARISSA
10514 NW 47TH TER
GAINESVILLE, FL 32653

BRYANT & RODENWOLDT
10702 NW 47TH TER
GAINESVILLE, FL 32653

BUSCH THOMAS E
10603 NW 47TH TER
GAINESVILLE, FL 32653

CATO WILLARD L
4701 NW 104TH LN
GAINESVILLE, FL 32653

CORTES & CRUZ W/H
10501 NW 47TH TER
GAINESVILLE, FL 32653

DAUGHERTY VIRGINIA B
2190 HICKORY LN
ORANGE PARK, FL 32073

DAVIS MICHAEL R & THERESA L
4802 NW 105TH LN
GAINESVILLE, FL 32653

DE HERNANDEZ LIFE ESTATE & WHITEI
10521 NW 47TH TER
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

DYSZCZAKOWSKI AMY DAWN
10411 NW 47TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

GALLO PATRICIA A
10607 NW 53RD TER
GAINESVILLE, FL 32653

GARLAND RONALD & BONNIE
4707 NW 104TH LN
GAINESVILLE, FL 32653

GLISSON VINCENT EDWARD & JOAN M
10427 NW 47TH TER
GAINESVILLE, FL 32653

GUARINO C J & GLENDA
5413 NW 104TH PL
GAINESVILLE, FL 32653

HAMILTON JOAN M TRUSTEE
10213 NW 51ST TER
GAINESVILLE, FL 32653

HARRISON ROBERT L TRUSTEE
10410 NW 47TH TER
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

JONES & JONES & JONES
5326 NW 102ND PL
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

KELLEY PHYLLIS G
5320 NW 102ND PL
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

LAWSON MARJORIE LIFE ESTATE
5016 NW 102ND PL
GAINESVILLE, FL 32653

LEWKOW ANDREW & TERESA
10212 NW 51ST TER
GAINESVILLE, FL 32653

LOPEZ & LOPEZ TRUSTEES
10617 NW 47TH TER
GAINESVILLE, FL 32653

MACKINTOSH JAMI SUE
10501 NW 53RD TER
GAINESVILLE, FL 32653

MASSIMILLO LOUIS D & TRACY E
10505 NW 47TH TER
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY JOHN M TRUSTEE
4712 NW 104TH LN
GAINESVILLE, FL 32653

PELHAM KATHLEEN B TRUSTEE
10526 NW 47TH TER
GAINESVILLE, FL 32653

PHILLIPS BRENDA G
10409 NW 47TH TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RIVERA ARMANDO M & TIFFANY L
5102 NW 102ND PL
GAINESVILLE, FL 32653

ROACH KIMBERLY REY
10502 NW 47TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

SALVADOR EMMANUEL & CRUSTINA
4727 NW 105TH LN
GAINESVILLE, FL 32653

SMITH KIMBERLY K
5216 NW 102ND PL
GAINESVILLE, FL 32653

STAGHORN HOMEOWNERS, ASSOCIAT
% C L JOHNSON TRUSTEE
4421 NW 39TH AVE
GAINESVILLE, FL 32605

STINSON NANCY O
10616 NW 47TH TER
GAINESVILLE, FL 32653

STUCKY BRIAN J & ERIN D
10604 NW 47TH TER
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

WELLS MAX & RENAY
4706 NW 104TH LN
GAINESVILLE, FL 32653

WILLIAMS ERIC J & SHARON D
10402 NW 47TH TER
GAINESVILLE, FL 32653

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on May 25, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW
Professional Consultants

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on May 30, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW
Professional Consultants

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on June 15, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW
Professional Consultants

COVID-19 still looms as big fear for some

Bailey Schulz
USA TODAY

As the Biden administrationterminate the COVID-19 public health emergency Thursday, Melinda Utendorf, who has fibromyalgia and is considered immunocompromised after starting chemotherapy for stage 4 bile duct cancer, says it feels like a slap in the face.

While COVID-19 case counts are down, the pandemic is far from over for many people with disabilities, some of whom continue to mask, social distance and avoid travel.

Health experts warn that the virus can still be a risk, especially for those with disabilities who may have suppressed immune systems or other underlying health conditions. Advocates worry that ending the pandemic's emergency status will make it more difficult to access resources.

"(The disabled community) is talking about that and how ridiculous it is," Utendorf told USA TODAY. "People are still dying and just feels like nobody cares about it at all."

What happens now?

Now that the public health emergency has ended, insurance providers are no longer be required to waive costs for COVID-19 tests, according to the Centers for Disease Control and Prevention.

- People with Medicare who are enrolled in Part B will still have lab-conducted costs covered if they are ordered by a health professional, but no more free over-the-counter tests.
- State Medicaid programs must still provide coverage without cost sharing for COVID-19 tests until Sept. 30, 2024. After that, coverage will vary by state.
- Private insurers are no longer be required to cover over-the-counter or laboratory COVID-19 tests without cost sharing, but the Department of Health and Human Services says it has encouraged private insurers to continue covering tests.

"This puts a lot of lower-income people at a greater disadvantage," said Amy Gaeta, a disability rights activist and postdoctorate at the University of Wisconsin-Madison who studies disability and technology and has nerve damage in one leg as well as invisible disabilities. "This is especially concerning given that so many disabled people are low-income, especially if they're on disability welfare benefits."

The HHS says access to vaccinations and certain treatments like Paxlovid and Lagevrio are "generally not be affected" by the end of the public health emergency – at least for now.

Stockpiles for COVID-19 vaccines and treatments are expected to run out this summer or fall, White House COVID-19 Response Coordinator Ashish Jha said earlier this year. When that happens, Jha said COVID-19 vaccines will remain free for people covered by public or private insurance.

As for treatments, insured patients will likely have to start paying out-of-pocket to cover at least part of the cost once stockpiles run dry. Medicaid will continue to cover treatments without cost-sharing through Sept. 30, 2024. After that, coverage and cost-sharing will vary by state.

"The uninsured, of course, will not be able to get vaccines for free and treatments for free under the regular insurance system," Jha said. "We're working on a plan on that."

The shift also affects how the U.S. reports COVID-19 data since the CDC no longer has the legal authority to require all labs to report coronavirus testing results.

The Biden administration last week also ended vaccination requirements for international air travelers. The change went into effect at 12:01 a.m. Friday.

"Considering the progress that we have made, and based on the latest guidance from our public health experts, I have determined that we no longer need the international air travel restrictions that I imposed in October 2021," Biden said May 9.

What it means for people with disabilities

Last week's shift follows the end of the COVID national emergency in April. It originally was expected to end Thursday.

The decision to end the pandemic's emergency status has garnered backlash from advocates for the disability community – a large, diverse group, with the CDC estimating that up to a quarter of the country's adult population has some sort of disability.

An April statement from the American Association of People with Disabilities said the advocacy group was disappointed by Biden's decision to end the national emergency since it "perpetuates the notion that COVID-19 is no longer a threat."

The World Health Organization is also updating its language around the virus, and on May 5 said it no longer considers COVID-19 a global health emergency.

"The abrupt end of the National Emergency is the first step towards the elimination of resources and mitigation efforts for those who are still impacted by COVID-19," AAPD CEO and President Maria Town said in the statement. "We are deeply frustrated and disappointed by the Administration's ongoing rejection of the continued toll of COVID-19 and the long-term consequences, particularly on people with disabilities, aging Americans, and communities of color."

'Making it really clear' that people with disabilities are excluded

Shannon Rosa said while the rest of the world seems ready to forget about the pandemic, the virus still often is front of mind for her family.

They've largely avoided travel during the pandemic because Rosa's son, Leo, has autism and can't wear face masks long for sensory reasons. When they do go on outings, Rosa searches for places that are open-air and tries to go when attendance rates are low, especially now that masking is rare.

"We know that people with disabilities are generally not part of the overall public consideration, but this is just making it really clear," said Rosa, senior editor of "Thinking Person's Guide to Autism."

While Leo isn't high risk, she worries about the unknown side effects of the virus and how they could affect her son. She said Leo won't be on planes until case counts are truly contained – a factor that severely limits the family's travel options.

"We still don't understand why (autism) has so many co-occurring conditions and we don't necessarily know if he is more susceptible, especially to new diseases like COVID that we're finding out have really unforeseen and possibly long-term effects," Rosa said.

A 2022 CDC study estimates 20% of COVID survivors between the ages of 18 and 65 experienced long COVID, a chronic illness that has been described as a mass disabling event. The illness' timeline and severity vary, with post-exertional malaise and brain fog being two of the most common symptoms.

Utendorf said she started to travel again recently and took her first flight since 2020 last month to Virginia Beach, Virginia. Seeing so many people around her without masks made her experience a bit nerve-wracking, but she said getting the chance to see the ocean again was well worth it.

"I wasn't going to be one of those people who threw a fit and yelled at people (for not masking). It was my choice to travel," she said. "I just tried to wear my mask and sit quietly in my seat and try to avoid people as much as possible."

Utendorf tested negative for the virus once she returned home and is planning to visit New York with her mom and a friend later this month.

"I'm doing a lot of trips now at this point because I want to make sure to get them in," she said.

What public health experts are saying

While the pandemic is still ongoing, there's "no question" that the country's COVID-19 numbers are trending in the right direction, according to David Weber, associate chief medical officer and medical director of infection prevention at the University of North Carolina Medical Center and vice president of the Society for Healthcare Epidemiology of America.

Weber notes COVID-19 is "still a major issue" with more than 100 people in the U.S., on average, dying from the virus daily. He expects the virus will continue to be among the top five causes of death in the United States this year.

"It's still having a major impact, particularly on older individuals, particularly on younger individuals who are unvaccinated and with multiple comorbidities," he said.

Weber, 72, said he advises his highly immunocompromised patients to continue wearing masks and noted that he himself continues to mask in public because of his age.

"It's an individual decision," he said. "We need to let people make that decision if they so choose. And we need to realize that while the risk of COVID is dramatically lower, it's still present and it still remains a substantial cause of mortality."

HOBBY LOBBY®

FIND A LOCATION NEAR YOU OR SHOP ONLINE AT HOBBYLOBBY.COM
STORE HOURS: 9 A.M. - 8 P.M. • CLOSED SUNDAY
PRICES GOOD IN STORES MONDAY, MAY 15 – SATURDAY, MAY 20, 2023.
PRICES GOOD ONLINE SUNDAY, MAY 14 – SATURDAY, MAY 20, 2023.
SOME ADVERTISED ITEMS & PROMOTIONS NOT AVAILABLE ONLINE. SALES SUBJECT TO SUPPLY IN STOCK. AD DOES NOT APPLY TO PRE-REDUCED ITEMS.

HOME DECOR 50% OFF
Categories Listed
Does not include Floral, Crafts, Seasonal, Candles & Frames Departments or items labeled Gifts or "Your Price"

Decorative Hardware — Knobs, Handles & Hooks
Shelves
All Memo Boards, Chalkboards & Dry-Erase Boards — Excludes items in the Art Department
Mirrors — Wall & Table
Crosses — Wall & Table
Wall Decor — Includes Canvas, Framed Art, Wood, Metal, Wicker & Macramè
Clocks — Wall & Table
Wooden Plaques — Excludes items labeled Gifts
Letters — Wall & Table, Excludes Crafts Department

"BUY ONE, GET ONE" OFFERS MAY SOUND APPEALING, BUT WE NEVER REQUIRE YOU TO BUY MORE THAN ONE ITEM TO GET OUR BEST PRICE.

SUMMER TOYS 50% OFF — Includes Little Wishes®

Items Labeled THE SPRING SHOP® 50% OFF — Fashion Items in Tableware, Garden, Wall Decor, Home Decor, Storage and More

FLORAL 40% OFF — Categories Listed — Stems, Bushes, Arrangements, Garland, Wreaths, Dried Naturals & Swags — Does not include Seasonal Department or items labeled "floral accents" — Does not include custom designs — Potted Trees & Plants | Ribbon, Bows & Deco Mesh

Craft Tumbler Cup Spinner Machine 19.99
Crafter's Collection™ Polymer Clay — 1.7 oz. Advanced Reg. $1.59, 2 oz. Craft Reg. $1.49 — 77¢
Photo Storage Box — 7.37 in x 4.25 in x 10.75 in — 2.99 — Reg. $3.99 - $4.99
Mini Glue Gun — Low or High Temp — 2.99 — Reg. $3.99

WEARABLE ART 30% OFF — Gildan® Youth and Adult Short-Sleeve T-Shirts — Always 2.99 — Marked price* $4.27 — T-Shirts Always 30% off the marked price* — Includes Youth and Adult Short-Sleeve T-Shirts, Baseball & Long Sleeve T-Shirts, Sweatshirts, Sweatpants, Infant & Toddler T-Shirts and Creepers — Does not include Cricut® branded apparel

PARTY — Categories Listed — Does not include Seasonal Department
All Paper Napkins & Plates — Solids & Prints — 50% OFF — Always 50% off the marked price*
Cake Decorating — All items labeled Sunny Side Up Bakery® — Includes Cake, Cookie and Cupcake Essentials — 40% OFF
Candy Wafers — 12 oz bag — Price As Marked 2.57

CANDLES & CANDLE HOLDERS 40% OFF — Includes LED Candles, Oils & Fragrance Cubes Priced $2.99 & Up — Does not include Seasonal Department or "Your Price" items

HOBBIES PUZZLES & BOXED MODEL KITS 40% OFF — Does not include Seasonal Department or "Your Price" Items

PAPER CRAFTS 40% OFF — All Items Labeled The Paper Studio® and The Happy Planner® — Stickers, Scrapbook Albums, Cards, Envelopes, Embellishments, Cardstock Paper Packs, Paper Pads & Page Kits, Planners & Planner Accessories, Pen & Marker Sets, Printed Single Sheets and Cardstock

CRAFTS 40% OFF — Most Categories Listed — Unfinished Craft Wood Priced $4.99 & Up | Mosaic Tiles, Gems, Chips & Stones | Candle Wax, Soap Blocks & Bases — Children's Activity Kits, Paint & Pencil by Number Kits, Diamond Art Kits & Fuzzy Posters Priced $4.99 & Up — Does not include Perler Kits

JEWELRY MAKING 50% OFF — Categories Listed — Strung, Tubed & Packaged Beads and Crystals by Color Gallery™, Bead Treasures® and Preciosa® — Bead Design Co.™ Bulk beads & gems, Includes packaged beads by Treehouse Studio® — the Jewelry Shoppe™ Findings and Accessories — Metal Gallery™ — Explorer by Traditions™ — Timeline by Bead Treasures®

ALL YARN 30% OFF — Every skein, brand, color and size

Ribbon & Trim — Includes ribbon, bows & deco mesh in the Floral Department — Does not include Seasonal Department — 40% OFF

CUSTOM FRAMES 50% OFF — Always 50% off the marked price* — Applies to frame only. See store for details. — Compare our prices to our competitors' prices. FREE QUOTES — See our Great Selection. Satisfaction Guaranteed.

FURNITURE — ALWAYS 30% OFF THE MARKED PRICE*

SEWING NOTIONS
Buttons — Priced $1.49 - $3.49 99¢ — Priced $3.50 - $9.99 1.99
YKK Zippers — Priced $1.49 - $3.49 — 99¢
Sew-Ology® Thread — Priced $2.29 - $3.49 — 99¢

*Discounts provided every day; marked prices reflect general U.S. market value for similar products. No coupons or other discounts may be applied to "Your Price" items.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on May 25, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW Professional Consultants

Mayor: 5 missing in Iowa collapse

Some say city is moving too quickly on demolition

Scott McFetridge and Hannah Fingerhut
ASSOCIATED PRESS

DES MOINES, Iowa – Five people remain unaccounted for, including two people whose remains may be in a pile of rubble at the site of a partially collapsed apartment building, officials of the city of Davenport, Iowa, said Tuesday.

Mayor Mike Matson confirmed the numbers at a news conference following criticism that the city was moving too quickly toward demolishing the building before making sure that no one is still inside. Protests erupted after a woman was rescued Monday night, hours after the city ordered the demolition to begin as early as Tuesday.

A family member of one of the missing people also spoke, pleading with people to understand that authorities want to bring the remains of the six-story building down in a controlled way without dumping more material onto the rubble pile.

The building is "unstable and continues to worsen as time progresses," Fire Marshal James Morris said. "It's the opinion of the structural engineer that any additional search operations in the area of that pile of debris should be avoided due to potential collapse. We are currently evaluating the risk assessment of where we can go back into that building to do this other search."

"We're very sympathetic to the possibility that there's two people" still left inside, Morris said as he fought back tears.

Protesters carried signs Tuesday morning near the building site, saying "Find Them First" and "Who is in the Rubble?" Some used a megaphone to shout out names of building residents.

City officials said rescue crews escorted 12 people from the building shortly after a middle section collapsed at about 5 p.m. Sunday, and rescued several others, including one person who was taken to safety overnight Sunday.

By Monday morning, Fire Chief Michael Carlsten told reporters: "No known individuals are trapped in that facility." Authorities said they would soon shift from a rescue operation to a recovery operation.

The city then issued a statement saying that the owner had been served with an order for demolition that was expected to begin Tuesday morning. That prompted many people to turn to Facebook, naming loved ones who were unaccounted for, and expressing concern that the building was being demolished too quickly.

On Tuesday morning, the city issued a new statement, saying it has been "continually evaluating the timing of the demolition." The statement said demolition "is a multi-phase process that includes permitting and staging of equipment that will begin today. The timing of the physical demolition of the property is still be evaluated. The building remains structurally insecure and in imminent danger of collapse."

The woman was rescued at about 8 p.m. Monday after calling her family for help, according to multiple news reports. A bystander's video showed someone waving from a fourth-floor window to a fire department ladder truck below. A city statement late Monday said an injured woman had been extricated, but it wasn't immediately clear if this was the same person referred to in news reports. Authorities did not immediately respond to a message seeking comment.

When firefighters initially arrived Sunday, they immediately took action, saving lives at great risk to their personal safety, city officials said.

"There was a lot of screams, a lot of cries, a lot of people saying 'Help!' when the building came down," Tadd Mashovec, a resident of the building, told KCCI-TV. "But that did not last, and two or three minutes, and then the whole area was silent."

Carlsten said the back of the complex had separated from the rest of the building, and authorities found a gas leak.

It wasn't clear what immediately caused the collapse, which left a gaping hole in the center of what was once the Davenport Hotel, a building listed in the National Register of Historic Places in 1983. Built in 1907, the brick over steel and concrete structure had been renovated into a mixed-use building with residential and commercial spaces.

Work was being done on the building's exterior at the time of the collapse, said Rich Oswald, the city's director of development and neighborhood services. Reports of falling bricks were part of that work, and the building's owner had a permit for the project, Oswald said.

Gov. Kim Reynolds issued a disaster proclamation for Scott County, activating the Iowa Individual Assistance Grant Program and the Disaster Case Management Program for the residents left homeless. The property owner was served Monday with a demolition order, and residents were prevented from going back inside to remove their belongings, due to the building's unstable condition.

Authorities confirmed that multiple residents had complained of unmet maintenance problems. Quad-City Times reported nearly 20 permits were filed in 2022, mainly for plumbing or electrical issues, according to the county assessor's office.

The collapse didn't surprise Schlaan Murray, a former resident, who told The Associated Press that his one-year stay there was "a nightmare."

Murray, 46, moved into his apartment in February 2022 and almost immediately began having issues – the heat and air conditioner didn't work, and there were plumbing problems in the bathroom. Multiple calls to the management company rarely got a response, and when a maintenance person did stop by, they never completely fixed the problems, he said.

"They would come in and put some caulk on it," he said. "But it needed more than that. They didn't fix stuff, they just patched it up."

He questions how the building passed inspections.

"It was horrible," Murray said.

Murray said he moved out a month before his lease was up in March, and still hasn't received his security deposit. Despite deplorable conditions, many residents were like him, he said, struggling to come up with the first and last month's rent, plus security deposit, required to move elsewhere.

Clothes still hang in a closet after a portion of an apartment building collapsed in Davenport, Iowa. The building owner was served Monday with a demolition order, and residents were prevented from going back inside to remove their belongings, due to the building's unstable condition. SCOTT OLSON/GETTY IMAGES

Officials said rescue crews escorted 12 people from a six-story apartment building in Davenport, Iowa, shortly after a middle section collapsed at about 5 p.m. Sunday, and rescued several others, including one person who was taken to safety overnight Sunday. SCOTT OLSON/GETTY IMAGES

Attack

Continued from Page 1A

of Putnam County Animal Control until it can be determined that they don't have rabies, after which they will be euthanized.

A GoFundMe was started by Bishop's son, Wayne Thomas. The page says that Bishop suffered "Multiple lacerations over all of her body, a damaged trachea, a right ear that was chewed off and a right leg so badly damaged from the attack, that it had to be amputated."

"This great lady, deserves as much love as we can give her after this horrific tragedy," he wrote on the GoFundMe, which, as of Tuesday afternoon, had raised more than $7,000.

An update on the page Monday noted that Bishop, an Army veteran, had "completed her first session of physical therapy and her wounds are healing."

"The road is long, but our journey will not stop until my mom comes home and gets back to her routine of life," he wrote.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on June 15, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW Professional Consultants

GF-35908173

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Board of County Commissioners will hold public hearings Tuesday, June 13, 2023. The meetings will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial items:

Item to be considered at 11:30 AM or as soon thereafter as it may be heard:

Project Z22-000013 **Bessette Commercial Animal Raising Special Exception**, a request by Byron Flagg, agent, for Eugene Bessette, owner, for a special exception to permit a commercial animal raising facility on approximately 7 acres. Located on Tax Parcel Numbers 04712-004-000 and 04712-004-001 at 13916 SW Archer Road. Rural/Agriculture (one dwelling unit per 5 acres) land use designation; Agriculture (A) Zoning District

Item to be considered at 5:00 PM or as soon thereafter as it may be heard:

Project DR23-000015 – Preliminary Development Plan for **122nd and Newberry Development Traditional Neighborhood Development (TND)** to construct up to 233 residential units, and up to 68,250 sq. ft. of non-residential on approximately 19.5 acres. Located on Tax Parcel Number 04321-031-000 at 12130 West Newberry Road with eda consultants, inc. as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS / EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Board of County Commissioners shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff Reports on the above items will be available upon request on Friday of the week preceding the meeting at developmentreview@alachuacounty.us.Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

GF-35906037

Workshop Presentation

Squirrel Storage

Site Plan Application

CHW
Professional Consultants

City of Alachua
Neighborhood Meeting
June 15, 2023

22-0316: Squirrel Storage

The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0316

CHW Professional Consultants

To: Neighbors of US HWY 441 / NW 109th Lane
From: Mitchell Mason, PE
Date: 15 May 2023
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG).

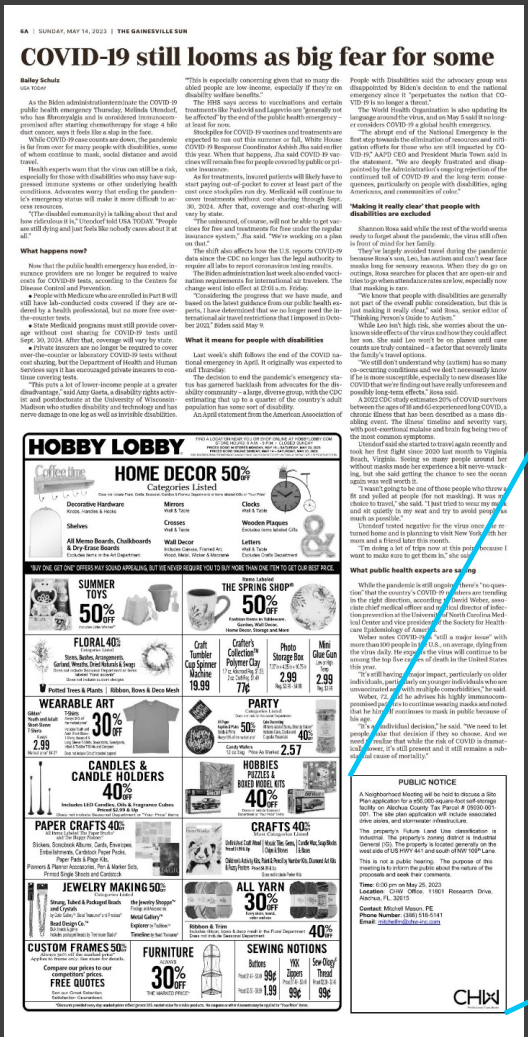
Date: May 30, 2023
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5141
MitchellM@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0316\Admin & Information\06_NHWS\Ad and Mailing\MAIL 230512 Squirrel Storage NHWS.docx

OFFICES | GAINESVILLE, OCALA, JACKSONVILLE, FORT MYERS | www.chw-inc.com



6A | SUNDAY, MAY 14, 2023 | THE GAINESVILLE SUN

COVID-19 still looms as big fear for some

Bailey Schulz
USA TODAY

As the Biden administrationterminate the COVID-19 public health emergency Thursday, Melinda Utendorf, who has fibromyalgia and is considered immunocompromised after starting chemotherapy for stage 4 breast cancer, says it feels like a slap in the face.

While COVID-19 case counts are down, the pandemic is far from over for many people with disabilities, some of whom continue to mask, social distance and avoid travel.

Health experts warn that the virus can still be a risk, especially for those with disabilities who may have suppressed immune systems or other underlying health conditions. Advocates worry that ending the pandemic's emergency status will make it more difficult to access resources.

"[The disabled community] is talking about that and how ridiculous it is," Utendorf told USA TODAY. "People are still dying and just feels like nobody cares about it at all."

What happens now?

Now that the public health emergency has ended, insurance providers are no longer be required to waive costs for COVID-19 tests, according to the Centers for Disease Control and Prevention.

- People with Medicare who are enrolled in Part B will still have lab-conducted costs covered if they are ordered by a health professional, but no more free over-the-counter tests.
- State Medicaid programs must still provide coverage without cost sharing for COVID-19 tests until Sept. 30, 2024. After that, coverage will vary by state.
- Private insurers are no longer be required to cover over-the-counter or laboratory COVID-19 tests without cost sharing, but the Department of Health and Human Services says it has encouraged private insurers to continue covering tests.

"This puts a lot of lower-income people at a greater disadvantage," said Amy Gaeta, a disability rights activist and postdoctorate at the University of Wisconsin-Madison who studies disability and technology and has nerve damage in one leg as well as invisible disabilities.

"This is especially concerning given that so many disabled people are low-income, especially if they're on disability welfare benefits."

The HHS says access to vaccinations and certain treatments like Paxlovid and Lagevrio are "generally not be affected" by the end of the public health emergency – at least for now.

Stockpiles for COVID-19 vaccines and treatments are expected to run out this summer or fall, White House COVID-19 Response Coordinator Ashish Jha said earlier this year. When that happens, Jha said COVID-19 vaccines will remain free for people covered by public or private insurance.

As for treatments, insured patients will likely have to start paying out-of-pocket to cover at least part of the cost once stockpiles run dry. Medicaid will continue to cover treatments without cost-sharing through Sept. 30, 2024. After that, coverage and cost-sharing will vary by state.

"The uninsured, of course, will not be able to get vaccines for free and treatments for free under the regular insurance system," Jha said. "We're working on a plan on that."

The shift also affects how the U.S. reports COVID-19 data since the CDC no longer has the legal authority to require all labs to report coronavirus testing results.

The Biden administration last week also ended vaccination requirements for international air travelers. The change went into effect at 12:01 a.m. Friday.

"Considering the progress that we have made, and based on the latest guidance from our public health experts, I have determined that we no longer need the international air travel restrictions that I imposed in October 2021," Biden said May 9.

What it means for people with disabilities

Last week's shift follows the end of the COVID national emergency in April. It originally was expected to end Thursday.

The decision to end the pandemic's emergency status has garnered backlash from advocates for the disability community – a large, diverse group, with the CDC estimating that up to a quarter of the country's adult population has some sort of disability.

An April statement from the American Association of People with Disabilities said the advocacy group was disappointed by Biden's decision to end the national emergency since it "perpetuates the notion that COVID-19 is no longer a threat."

The World Health Organization is also updating its language around the virus, and on May 5 said it no longer considers COVID-19 a global health emergency.

"The abrupt end of the National Emergency is the first step towards the elimination of resources and mitigation efforts for those who are still impacted by COVID-19," AAPD CEO and President Maria Town said in the statement. "We are deeply frustrated and disappointed by the Administration's ongoing rejection of the continued toll of COVID-19 and the long-term consequences, particularly on people with disabilities, aging Americans, and communities of color."

'Making it really clear' that people with disabilities are excluded

Shannon Rosa said while the rest of the world seems ready to forget about the pandemic, the virus still often is front of mind for her family.

They've largely avoided travel during the pandemic because Rosa's son, Leo, has autism and can't wear face masks long for sensory reasons. When they do go on outings, Rosa searches for places that are open-air and tries to go when attendance rates are low, especially now that masking is rare.

"We know that people with disabilities are generally not part of the overall public consideration, but this is just making it really clear," said Rosa, senior editor of "Thinking Person's Guide to Autism."

While Leo isn't high risk, she worries about the unknown side effects of the virus and how they could affect her son. She said Leo won't be on planes until case counts are truly contained – a factor that severely limits the family's travel options.

"We still don't understand why [autism] has so many co-occurring conditions and we don't necessarily know if he is more susceptible, especially to new diseases like COVID that we're finding out have really unforeseen and possibly long-term effects," Rosa said.

A 2022 CDC study estimates 20% of COVID survivors between the ages of 18 and 64 experienced long COVID, a chronic illness that has been described as a mass disabling event. The illness' timeline and severity vary, with post-exertional malaise and brain fog being two of the most common symptoms.

Utendorf said she started to travel again recently and took her first flight since 2020 last month to Virginia Beach, Virginia. Seeing so many people around her without masks made her experience a bit nerve-wracking, but she said getting the chance to see the ocean again was well worth it.

"I wasn't going to be one of those people who threw a fit and yelled at people (for not masking). It was my choice to travel," she said. "I just tried to wear my mask and sit quietly in my seat and try to avoid people as much as possible."

Utendorf tested negative for the virus once she returned home and is planning to visit New York with her mom and a friend later this month.

"I'm doing a lot of trips now at this point because I want to make sure to get them in," she said.

What public health experts are saying

While the pandemic is still ongoing, there's "no question" that the country's COVID-19 numbers are trending in the right direction, according to David Weber, associate chief medical officer and medical director of infection prevention at the University of North Carolina Medical Center and vice president of the Society for Healthcare Epidemiology of America.

Weber notes COVID-19 is "still a major issue" with more than 100 people in the U.S., on average, dying from the virus daily. He expects the virus will continue to be among the top five causes of death in the United States this year.

"It's still having a major impact, particularly on older individuals, particularly on younger individuals who are unvaccinated and with multiple comorbidities," he said.

Weber, 72, said he advises his highly immunocompromised patients to continue wearing masks and noted that he himself continues to mask in public because of his age.

"It's an individual decision," he said. "We need to let people make that decision if they so choose. And we need to realize that while the risk of COVID is diminished, however, it's still present and it still remains a significant cause of mortality."

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot self-storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated drive aisles, and stormwater infrastructure.

The property's Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located generally on the west side of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on May 30, 2023
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518-5141
Email: mitchellm@chw-inc.com

CHW Professional Consultants

22-0316: Squirrel Storage

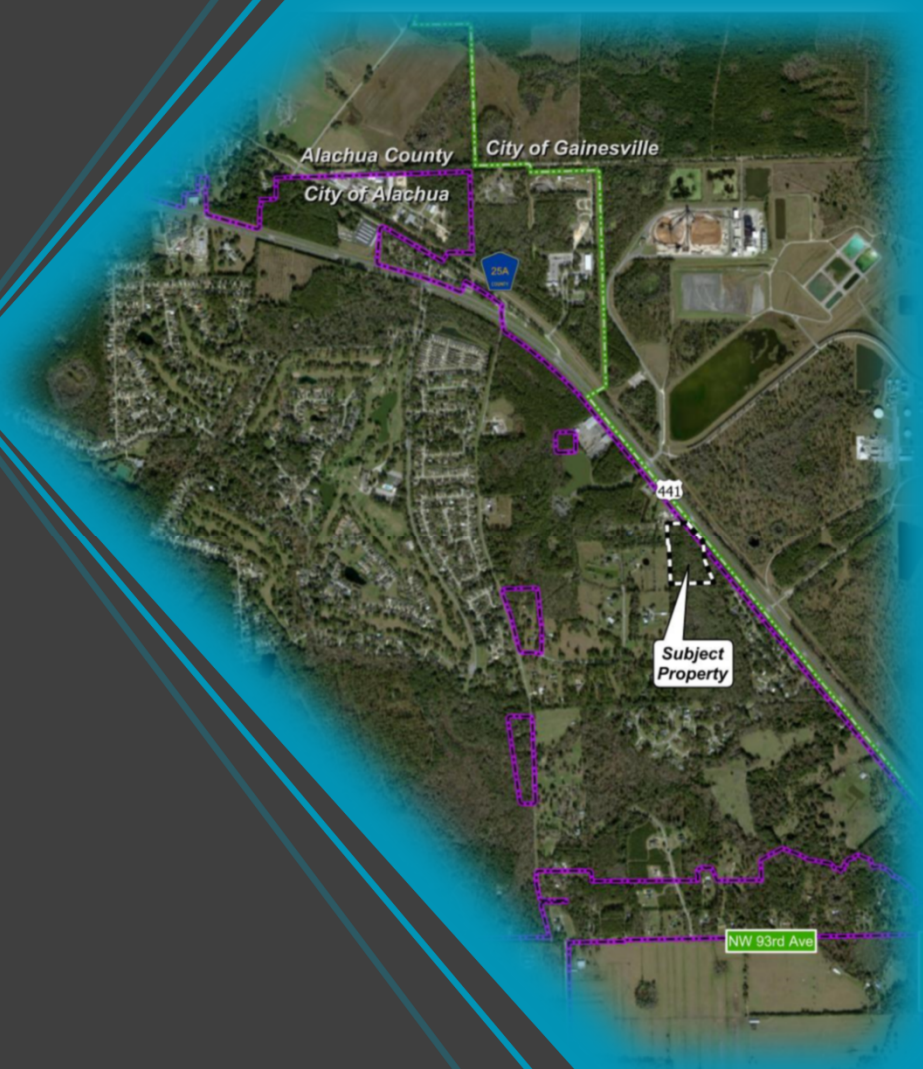
CHW

REQUEST:

Site Plan Application

INTENT:

- ±56,000-square-foot Self Storage Facility.
- Associated drive aisles, stormwater facility, and parking



SITE PLAN
ESTIMATED TIMELINE

Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	Receive Approval Letter, NOI
April 26, 2023	Jun. 15, 2023	June 2023	June 2023 – Oct. 2023	Oct. 2023 (Tentative)	Oct.- Nov. 2023 (Tentative)

Context Map

CHW

Aerial Map

CHW

Future Land Use (FLU) Map

FLU: Industrial

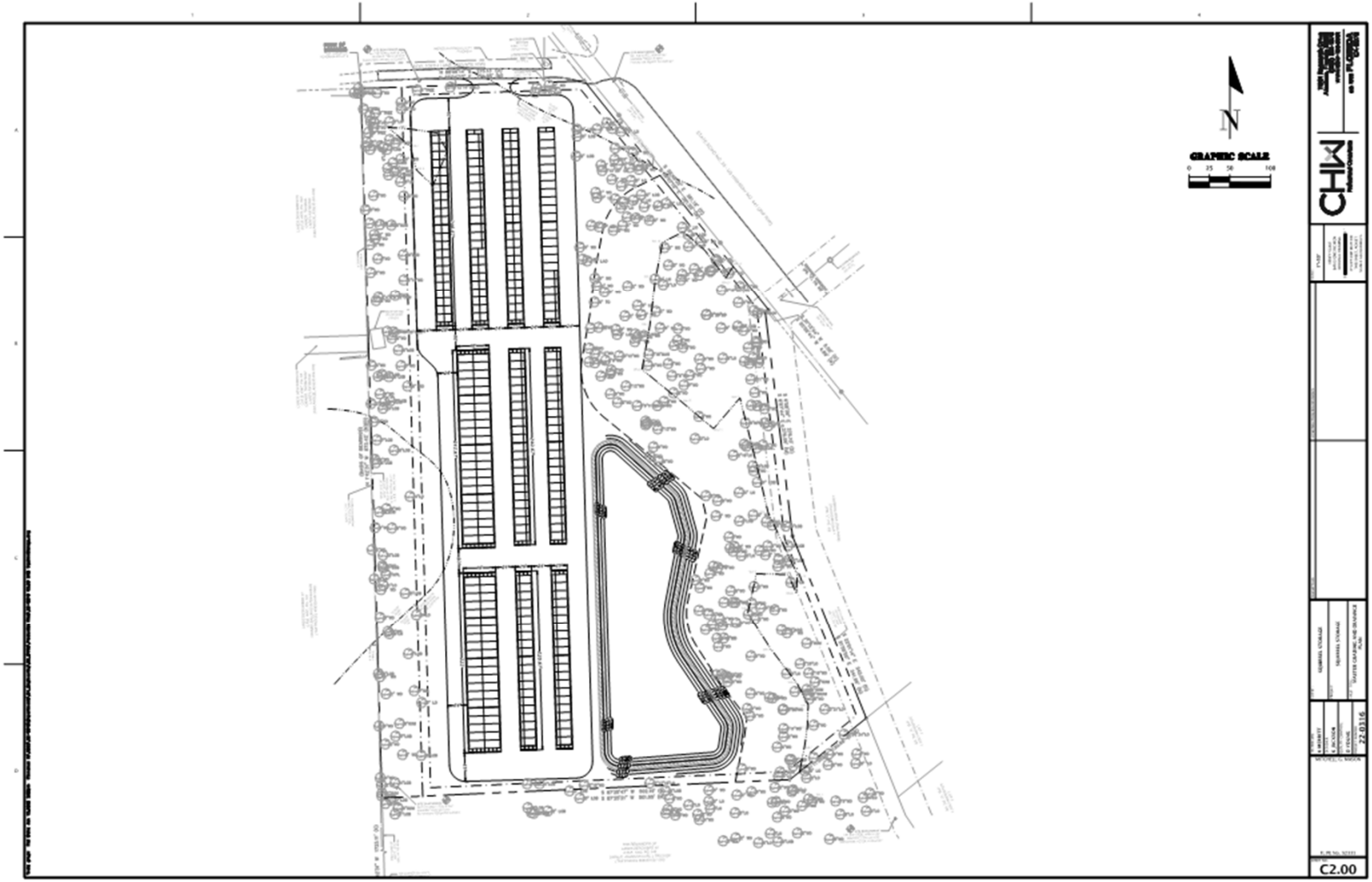
CHW

Zoning Map

Zon: Industrial General

CHW

Concept Plan

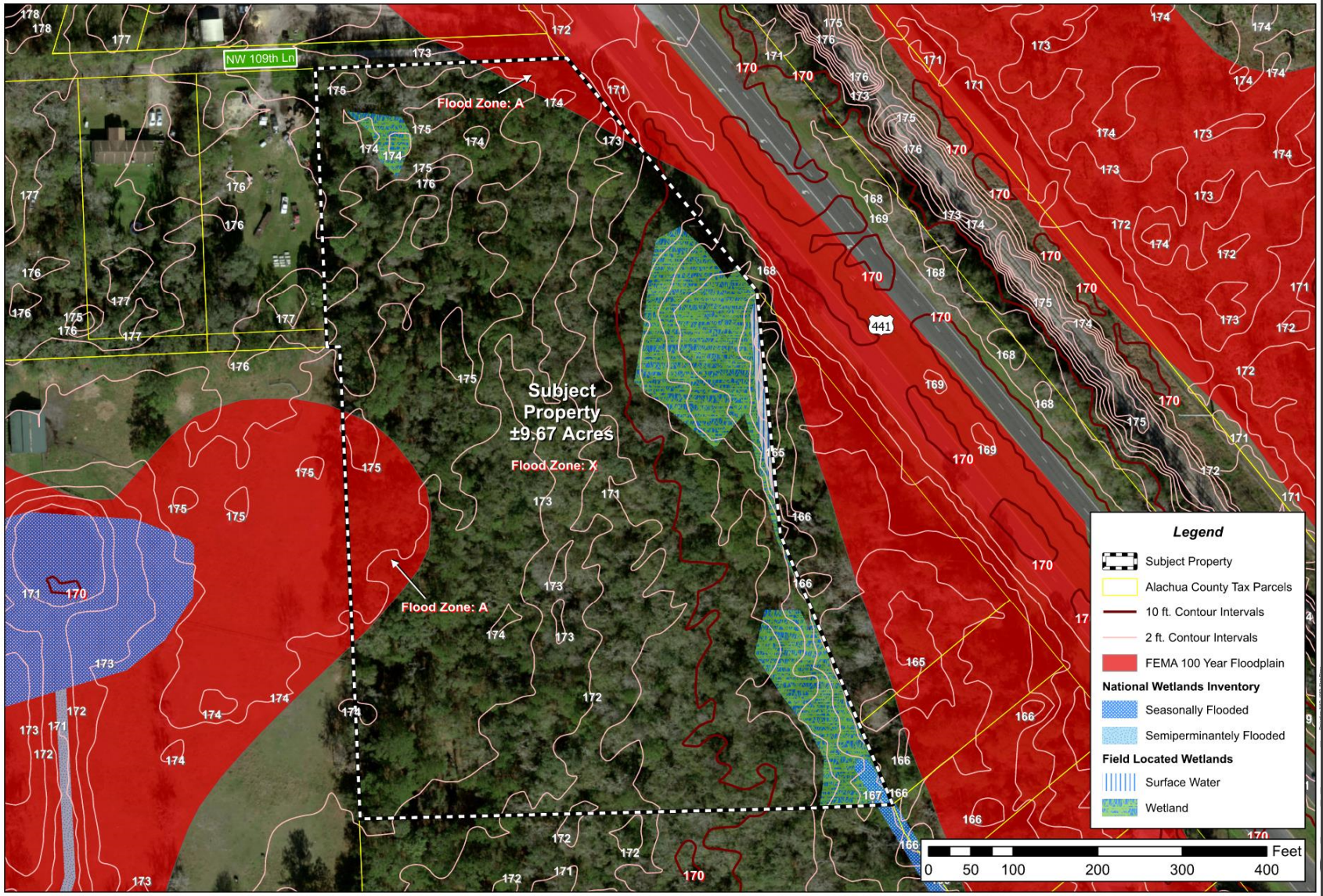


Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (386) 518-5141
Email: MitchellM@CHW-inc.com

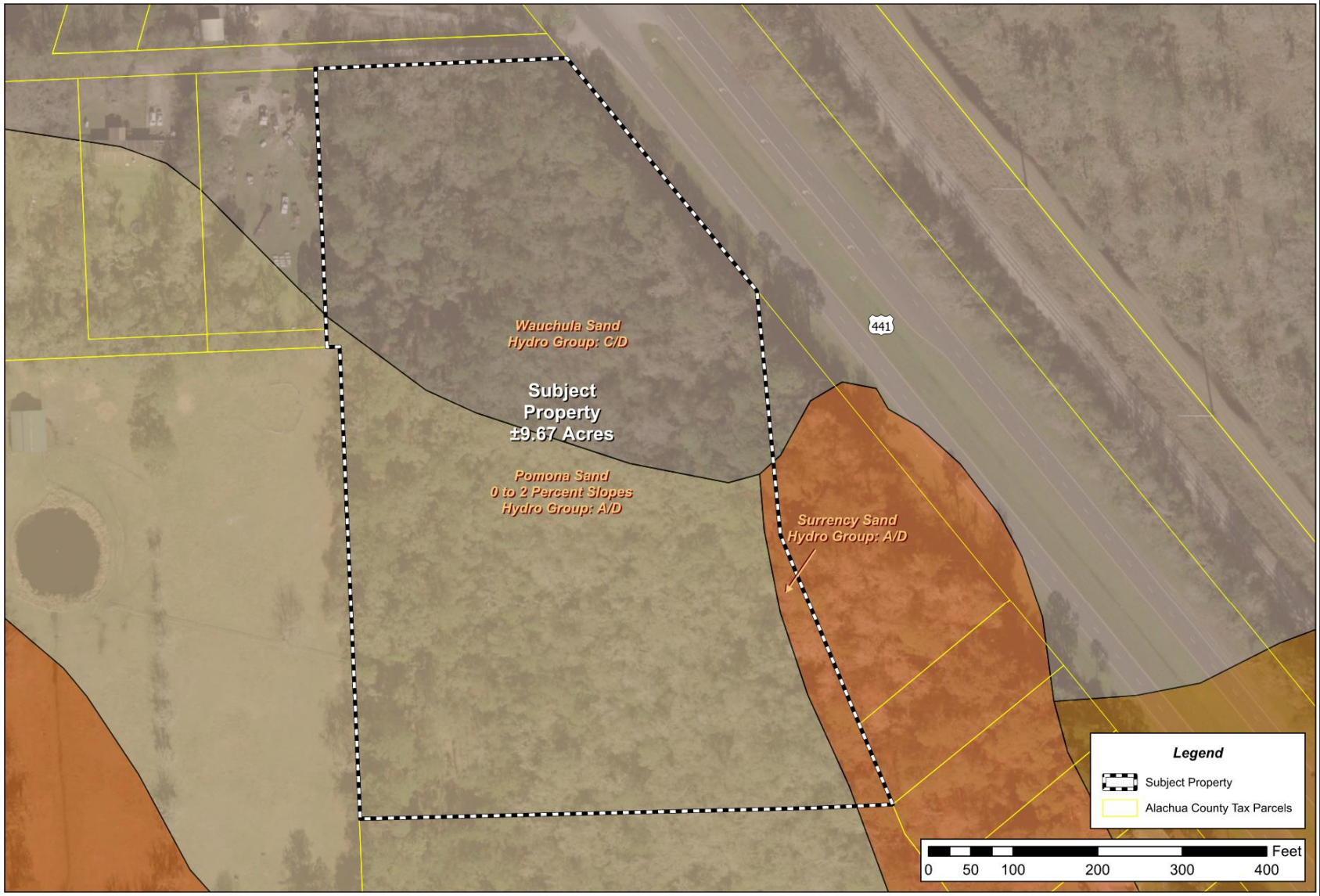
CHW
Professional Consultants

Environmental Map



CHW

Soils Map



CHW

Sign-in Sheet

SIGN-IN SHEET

Squirrel Storage

22-0316

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: May 25, 2023 @ 6:00 PM; May 30, @ 6:00 PM; June 15, 2023 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Site Plan Application

	Print Name	**Street Address**	**Signature**
1	**No Participants**		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Squirrel Storage

22-0316

Event:	Neighborhood Meeting
Date/Time:	May 25, 2023 @ 6:00 PM; May 30, 2023 @ 6:00 PM; June 15, 2023 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Site Plan Application

CHW (Agent) Attendees: Mitchell Mason, PE; Braxton Linton
Public Attendees: 0

CHW, on behalf of Concept Companies, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. No members of the public attended the meeting. After a fifteen-minute grace period, **the meeting was adjourned at approximately 6:15 PM.**

PERMIT TERMS AND CONDITIONS

FDOT Gainesville Maintenance

All construction and/or maintenance on the Department's right-of-way shall conform to the most recent editions of: FDOT Design Standards, the FDOT Standard Specifications for Road and Bridge Construction, the FDOT Plans Preparation Manual Volume 1, and the Manual on Uniform Traffic Control.

The permittee shall be responsible for any damages caused by the construction associated with this permit. The permittee shall repair any damages according to the most current standards.

All damaged concrete within the project limits shall be replaced joint to joint.

All portions of the right-of-way disturbed during construction associated with this permit shall be sodded as follows:

- Urban Areas: sod with St. Augustine, Bermuda or Centipede, FDOT will specify.
- Rural Areas: sod to match existing.

48 hours before digging operations the contractor shall call Sunshine State One Call at 811. The permittee is cautioned that utilities may be present within the construction area.

No tree trimming or tree removal will be allowed unless special permission is granted by the FDOT.

The permittee shall maintain proper placement and condition of all existing FDOT regulatory and/or informational signs.

Notify the Department of Transportation Maintenance office 48 hours in advance of starting proposed work at (352) 381-4342 or (352) 381-4300.

The connection to or modification of any portion of the FDOT stormwater system is prohibited unless approved by a separate drainage permit.

All permits shall include a maintenance of traffic plan before any work can begin. A worksite traffic supervisor with a certification from the FDOT approved Work Zone Traffic Control Course must be on-site anytime the contractor is working in the FDOT right-of-way.

All lane closure shall be called in to the FDOT Maintenance Office at (352) 381-4300 when the lane is closed and immediately after the lane is open.

Pedestrian traffic shall be detoured around the work area in a safe manner and in accordance with the FDOT Design Standards Index 660.

Lane closure will only be allowed Monday – Friday between the hours of 9:00 am and 4:00 pm unless otherwise approved by the FDOT.

An onsite preconstruction conference will be held prior to starting any work.

No unapproved signs are to be placed on or overhanging into the right-of-way.

There shall be no tracking of soil from the permitted job site onto the roadway. If tracking does occur, the permitee and or contractor shall install the "Soil Tracking Prevention Device" per Standard Index 106.

Permit Information	
Project Name:	Rizzzo Self Storage- Alachua
Permit #:	2023-D-291-00017
SR	24
Rdwy. Section:	26020
M.P.	11.45

Approved
2023-D-291-00017
Randall Woodard
3/5/2024

March 7, 2024

Kevin Martin
Rizzo Self Storage of Alachua, LLC
16395 Brookfield Estates Way
Delray Beach, FL 33446-2360

SUBJECT: Permit Number ERP-001-246397-1
Rizzo Storage

Dear Kevin Martin :

Enclosed is your permit issued by the Suwannee River Water Management District on March 07, 2024. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Kevin Martin
Rizzo Self Storage of Alachua, LLC
16395 Brookfield Estates Way
Delray Beach, FL 33446-2360

PERMIT NUMBER: ERP-001-246397-1
DATE ISSUED: March 07, 2024
DATE EXPIRES: March 07, 2029
COUNTY: Alachua
TRS: S34 T8S R19E

PROJECT: Rizzo Storage

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Kevin Martin
Rizzo Self Storage of Alachua, LLC
16395 Brookfield Estates Way
Delray Beach, FL 33446-2360

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction of 3.17 acres of impervious area, and the construction, operation, and maintenance of a stormwater management system serving 3.17 acres of impervious area on a total project area of 9.6 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Mitchell Mason, P.E. of CHW on or before March 6, 2024.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

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

AUTHORIZED BY: Suwannee River Water Management District

By: _____

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of

appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Kevin Martin
Rizzo Self Storage of Alachua, LLC
16395 Brookfield Estates Way
Delray Beach, FL 33446-2360
(315) 538-9149

This March 07, 2024

_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-246397-1

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.

Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

LEVY
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

SITE PLANS
FOR:

RIZZZO SELF STORAGE

ALACHUA, FLORIDA

SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST

SUBMITTED TO:

CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

OWNER/DEVELOPER

RIZZZO SELF STORAGE OF ALACHUA, LLC
16395 BROOKFIELD ESTATES WAY
DELRAY BEACH, FL 33446
(315) 538-9149

CIVIL ENGINEER

MITCHELL MASON, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976
mitchellm@chw-inc.com

ARCHITECT

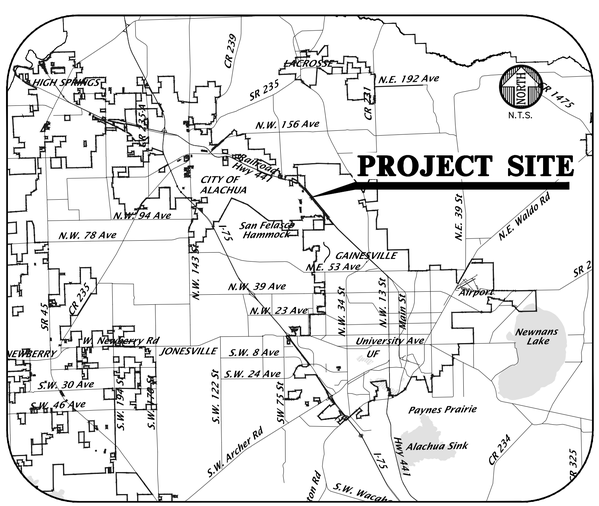
FLORIDA METAL BUILDING SYSTEMS
5445 SOUTH PINE AVE.
OCALA, FL 34480

LANDSCAPE ARCHITECT

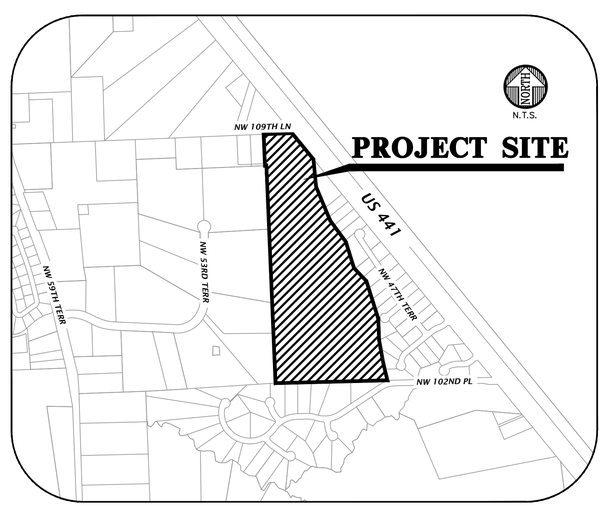
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976
christinav@chw-inc.com

PHOTOMETRIC CONSULTANT

WILLIAM STORMANT, P.E.
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
PH (352) 665-1426
stormantwt@cox.net



VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

1-800-432-4770

Know what's **below.** **Call** before you dig.

GENERAL NOTES

1. *DEVELOPMENT DATA:*

	PROPOSED DEVELOPMENT		
TOTAL AREA=	*418,176 S.F.*	*100.0%*	*9.60 ACRES*
EX. IMPERVIOUS PAVEMENT=	*0 S.F.*	*0%*	
TOTAL IMPERVIOUS AREA=	*137,881 S.F.*	*33.0%*	
OPEN AREA=	*280295 S.F.*	*67.0%*	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A SELF STORAGE FACILITY COMPRISED OF 10 STORAGE BUILDINGS, WITH SQUARE FOOTAGES RANGING FROM 4,414 SF TO 9,707 SF, AN ACCESSORY STORAGE SHED, AND ASSOCIATED DRIVE AISLES, DRAINAGE AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. *MINIMUM BUILDING / YARD SETBACKS AS FOLLOWS:*

BUILDINGS (IG)
FRONT: 20'
SIDE: 15'
REAR:15'

MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A
MAX BUILDING HEIGHT: 65'
MAX LOT COVERAGE: N/A
PROPOSED FAR: 0.5

3. *PARKING CALCULATIONS:*
PER CITY OF ALACHUA MUNICIPAL CODE: TABLE 6.1-1:
MINIMUM OFF-STREET PARKING STANDARDS: SELF-SERVICE STORAGE

5 SPACES INCLUDING 1 ADA SPACE IS REQUIRED AND PROVIDED.

4. *DATE OF BOUNDARY SURVEY:*
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED 2/23/23

5. *UTILITIES:*

FIRE SERVICE WILL BE FROM EXISTING GRU HYDRANTS AND AN ONSITE COA HYDRANT

SANITARY SEWER WILL BE SERVED BY A SEPTIC TANK AND DRAIN FIELD

POTABLE WATER WILL BE SERVED BY A 12" WATER MAIN EXTENSION ALONG US 441

ELECTRIC SERVICE WILL BE PROVIDED BY GRU

GAS SERVICE IS NOT PROPOSED FOR THIS SITE

6. *DRAINAGE:*
THE SITE DRAINS TO TURKEY CREEK AND ASSOCIATED WETLANDS.

7. *NATURAL FEATURES: TOPOGRAPHY SLOPES FROM WEST TO EAST WITH MODERATE SLOPES. THE EASTERN PORTION OF THE SITE CONSISTS OF WETLANDS ADJACENT TO TURKEY CREEK.*

8. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*
GENERAL INDUSTRIAL

THE PROPOSED FACILITIES ARE CONSISTENT WITH THE INDUSTRIAL GENERAL DISTRICT AS PROVIDED IN ARTICLE 4THE PROPOSED FACILITIES ARE CONSISTENT WITH THE COMMERCIAL INTENSIVE DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS, ALL SELF-STORAGE IS A PERMITTED USE IN THE DISTRICT.

9. *CONCURRENCY IMPACT ANALYSIS: INCLUDED WITH THIS SUBMITTAL.*

10. *THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM.*

11. *LEGAL DESCRIPTION:*
A TRACT OF LAND LYING IN GOVERNMENT LOT 2 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 88°06'14" E, A DISTANCE OF 275.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 38°48'35" E, ALONG SAID R/W, A DISTANCE OF 361.19 FEET TO THE NORTHERLY CORNER OF STAGHORN SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 PF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 51°12'4" W, ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 5.00 FEET; THENCE S 6°58'39" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 276.10 FEET; THENCE S 22°01'14" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 242.00 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE RUN S 51°11'25" W, A DISTANCE OF 120.68 FEET; THENCE S 87°25'47" W A DISTANCE OF 502.19 FEET TO THE EAST LINE OF LOT 1 OF "BAHIA COUNTRY" AN UNRECORDED SUBDIVISION; THENCE N 1°42'31" W ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 872.42 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 9.600 ACRES, MORE OR LESS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.23	STORMWATER POLLUTION PREVENTION PLAN(S) AND DETAILS
C0.30 - C0.31	DEMOLITION AND TREE PROTECTION PLAN(S)
C1.00	MASTER SITE PLAN
C1.10 - C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN(S)
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10 - C2.14	DETAILED GRADING AND DRAINAGE PLAN
C2.20	STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS
C3.10	UTILITY PLAN
C3.20	WATER MAIN EXTENSION
C3.30 - C3.31	UTILITY DETAILS
A2.1-A2.4, G1.21	ARCHITECTURAL PLAN(S)/ELEVATION(S) AND MATERIAL CALCULATIONS
LS-1 - LS-4	LANDSCAPE PLAN(S)
IR-1 - IR-3	IRRIGATION PLAN
P1 - P3	PHOTOMETRIC PLAN(S)

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO. C0.00

Tools: krisway Plot Date: Oct 24,2024 1:54pm Filename: N:\2022\22-0316\Department\Civil_Engineering\02_DWG\Production Files\22-0316 CV.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARYSURVEY PREPARED BY CHW, AND DATED FEBRUARY 23, 2023.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2023-24 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2023, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2023 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT AND THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED. CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

   C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

   D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

   E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

   F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

   G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY.

FDOT GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:

   A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 2023).
   B. FDOT STANDARDS PLANS (FY 2023-24 ROAD CONSTRUCTION)
   C. FDOT DESIGN MANUAL (2023)
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

   SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/ PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAT THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.

2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.

3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.

4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.

5. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075
CHW
Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: GENERAL NOTES

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO.: C0.10

Path: grayw Plot Date: Oct 24,2024 - 12:38pm Filename: N:\2022\22-0316\Department\04_Engineering\02_DWG\Production Files\22-0316 GI.dwg

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
COA	*CITY OF ALACHUA*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PIV	*POST INDICATOR VALVE*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE
LANDSCAPE BUFFER LINE
BUILDING SETBACK LINE
WETLAND LIMITS LINE
WETLAND SETBACK LINE
CENTER LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SILT FENCE LINE
TREE BARRICADE LINE
EX. STRUCTURE OR BUILDING
PROPOSED BUILDING
PROPOSED ASPHALTIC PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED DETECTABLE WARNING SURFACE
DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 711-001
WATERSHED DIVIDE
EX. ELEVATION CONTOUR
PROPOSED CONTOUR
EX. SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF SURFACE DRAINAGE FLOW
PROPOSED SWALE LINE
EX. FENCE
PROPOSED BLACK VINYL COATED CHAIN LINK FENCE
PROPOSED VINYL FENCE
EX. TREE (SIZE & TYPE)
EX. TREE (TREE ID)
EX. TREE TO BE REMOVED (SIZE & TYPE)
EX. TREE TO BE REMOVED (TREE ID)
PROJECT BENCHMARK
WETLAND BUFFER SIGN (TYP., SEE SHEET C2.10 FOR DETAIL)

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

EX. GRAVITY STORMWATER MAIN
PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. STORMWATER MANHOLE
PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010
PROPOSED CIRCULAR AREA DRAIN
PROPOSED SQUARE AREA DRAIN
PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

EX. POTABLE WATER MAIN
PROPOSED POTABLE WATER MAIN
EX. RECLAIMED WATER MAIN
PROPOSED RECLAIMED WATER MAIN
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
TEE (POTABLE AND RCW)
CROSS (POTABLE AND RCW)
BLOWOFF ASSEMBLY (POTABLE AND RCW)
REDUCER (POTABLE AND RCW)
EX. GATE VALVE AND BOX (POTABLE AND RCW)
PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
EX. AIR RELEASE VALVE (POTABLE AND RCW)
POST INDICATOR VALVE (POTABLE AND RCW)
EX. FIRE HYDRANT ASSEMBLY
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SAMPLE POINT
EX. WATER METER (POTABLE AND RCW)
PROPOSED POTABLE WATER METER
PROPOSED POTABLE WATER BACK FLOW PREVENTER
PROPOSED RECLAIMED WATER METER
EX. WATER WELL
EX. HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

EX. GRAVITY WASTEWATER MAIN
PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. WASTEWATER FORCE MAIN
PROPOSED WASTEWATER FORCE MAIN
EX. WASTEWATER MANHOLE
PROPOSED WASTEWATER MANHOLE
EX. WASTEWATER CLEANOUT
PROPOSED WASTEWATER CLEANOUT
PROPOSED WASTEWATER GREASE TRAP
PROPOSED WASTEWATER MANHOLE ID
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
EX. PLUG VALVE AND BOX (WW FORCE MAIN)
PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
EX. AIR RELEASE VALVE (WW FORCE MAIN)
PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

PROPOSED AT&T LINE
EX. BURIED CABLE LINE
PROPOSED BURIED CABLE LINE
EX. BURIED TELEPHONE LINE
PROPOSED TELEPHONE LINE
EX. CABLE TELEVISION LINE
PROPOSED CABLE/TELEVISION LINE
EX. FIBER OPTIC LINE
EX. UNDERGROUND TELEPHONE LINE
EX. TELEPHONE PEDESTAL
EX. TELEVISION/CABLE PEDESTAL
EX. CHILLED WATER MAIN
PROPOSED CHILLED WATER MAIN
EX. FIRE MAIN
PROPOSED FIRE MAIN
EX. IRRIGATION LINE
PROPOSED IRRIGATION LINE
EX. STEAM LINE
PROPOSED STEAM LINE
PROPOSED CLAY ELECTRIC LINE
EX. ELECTRIC LINE
PROPOSED ELECTRIC LINE
EX. ENERGY LINE
PROPOSED PRIVATE LIGHTING LINE
EX. OVERHEAD WIRE LINE
EX. UNDERGROUND ELECTRIC LINE
EX. LIGHT
EX. UTILITY POLE
EX. UTILITY POLE
EX. WOOD POWER POLE
EX. GUY ANCHOR
PROPOSED TRANSFORMER
EX. GAS LINE
PROPOSED GAS LINE
EX. GAS MARKER
EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: LEGEND

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FL PE No. 92335

SHEET NO. C0.11

Tools: gregg Plot Date: Oct 24,2024 12:38pm Filename: W:\2022\22-0316\Department\CA_Engineering\02_SWPCA\Production Files\22-0316 C0.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	ALACHUA COUNTY, FLORIDA
SECTION, TOWNSHIP, RANGE:	SECTIONS 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST
COUNTY PARCEL NO.:	05930-001-001
STREET ADDRESS:	SOUTHWEST OF THE INTERSECTION OF US HWY 441 AND NW 109th LANE
PROJECT AREA:	9.60 AC
SITE LOCATION MAP:	SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 10 SELF-STORAGE BUILDINGS EACH RANGING BETWEEN 4,820 SF AND 9,640 SF, ACCESS AISLES, STORMWATER MANAGEMENT SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE. THE PROJECT SITE IS LOCATED ALONG US HWY 441 DIRECTLY SOUTH OF THE INTERSECTION OF HWY 441 AND NW 109th LANE, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 9.60 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS

FROM_____TO_____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.

FROM_____TO_____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.

FROM_____TO_____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.

FROM_____TO_____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.

FROM_____TO_____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.

FROM_____TO_____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.

FROM_____TO_____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.

FROM_____TO_____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.

FROM_____TO_____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

FROM_____TO_____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	9.60 ACRES
TOTAL SITE AREA TO BE DISTURBED:	4.67 ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	3.17 ACRES
TOTAL DETENTION VOLUME:	2.353 ACRE-FEET
TOTAL OPEN AREA:	5.37 ACRES

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF POMONA SAND, SURRENCY SAND, AND WAUCHULA SAND. GULF COAST TESTING LABORATORY, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN JANUARY OF 2023. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	167.40 FEET (NAVD88)
ELEVATION OF SEASONAL HIGH WATER TABLE:	169.40 FEET (NAVD88)
HORIZONTAL HYDRAULIC CONDUCTIVITY:	8.5 FEET/DAY
UNSATURATED VERTICAL INFILTRATION:	8.5 FEET/DAY

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S). A FACTOR OF SAFETY OF 2 WAS APPLIED TO THE RATES FOR USE IN THE STORMWATER CALCULATIONS.

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	POST DEVELOPMENT AREA (ACRES)	POST DEVELOPMENT RUNOFF FACTOR (CN)	POST DEVELOPMENT IMPERVIOUS AREA (ACRES)	STORMWATER MANAGEMENT FACILITY TYPE	FACILITY DETENTION CAPACITY (ACRE-FEET)	100-YEAR FLOOD ELEVATION (FT)
1	4.30	98	3.17	RETENTION	2.353	172.90

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE SMF-1 OUTFALL STRUCTURE IS LOCATED AT THE NORTHEAST PORTION OF THE POND. THE ASSOCIATED RECEIVING WATER BODY IS TURKEY CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 - C0.23 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 4.30 ACRES AND WILL CONSIST OF APPROXIMATELY 4.30 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21 - C0.23) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. NO EXTENSIONS AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

* CITY OF ALACHUA
* SUWANNEE RIVER WATER MANAGEMENT DISTRICT
* FLORIDA DEPARTMENT OF TRANSPORTATION
* FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "SQUIRREL STORAGE, INC."

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
2. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.
3. FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Rizzzo Self Storage
Site Location: NW 109TH Lane and US HWY 441, Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

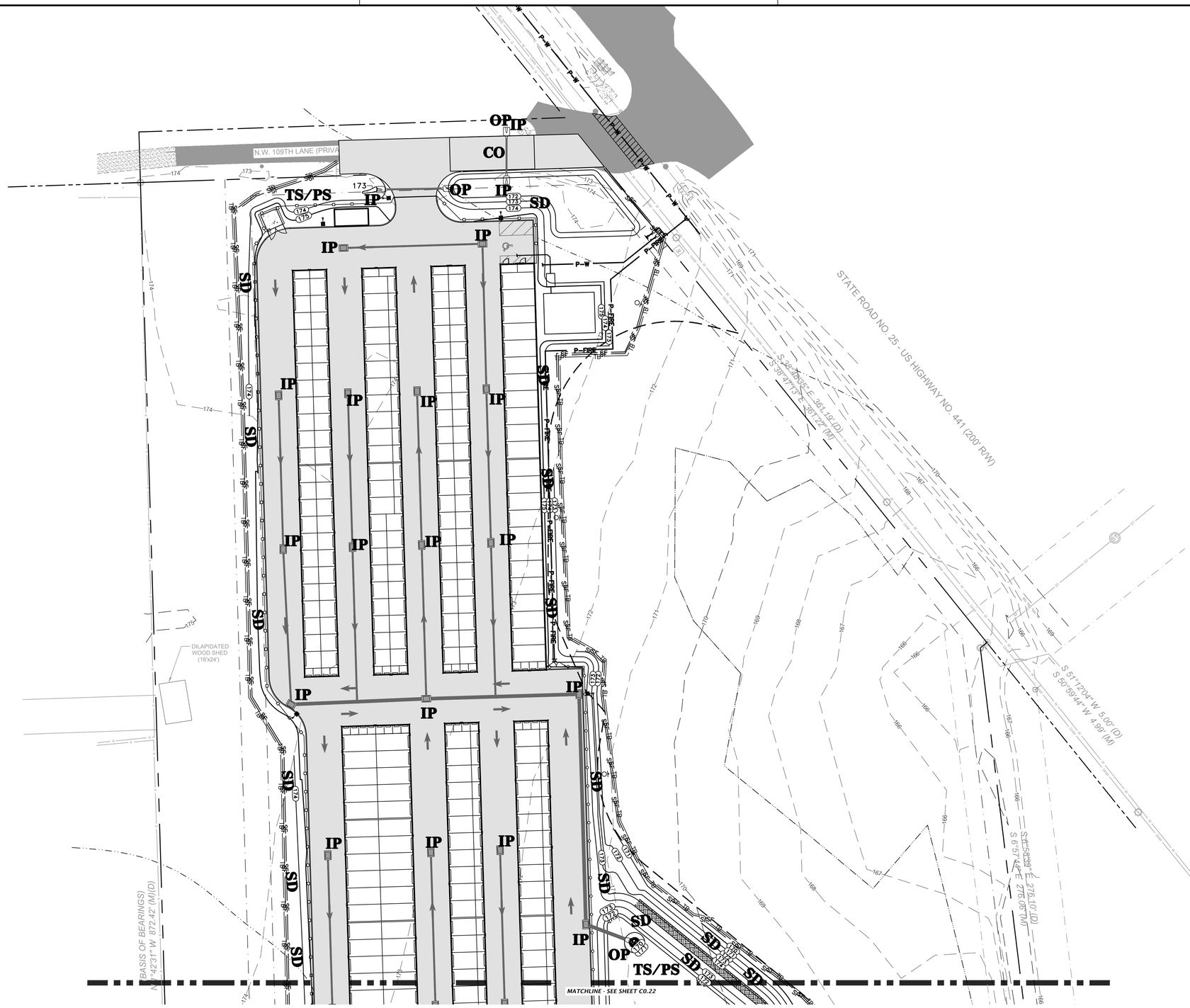
CONSTRUCTION/REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZO SELF STORAGE
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



N

GRAPHIC SCALE

0 15 30 60

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT

REFER TO C0.23 FOR DETAILS.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
ORIGINAL DRAWING BAR IS ONE INCH ON

CONSTRUCTION/REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: G. WADZINSKI
EDITOR: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

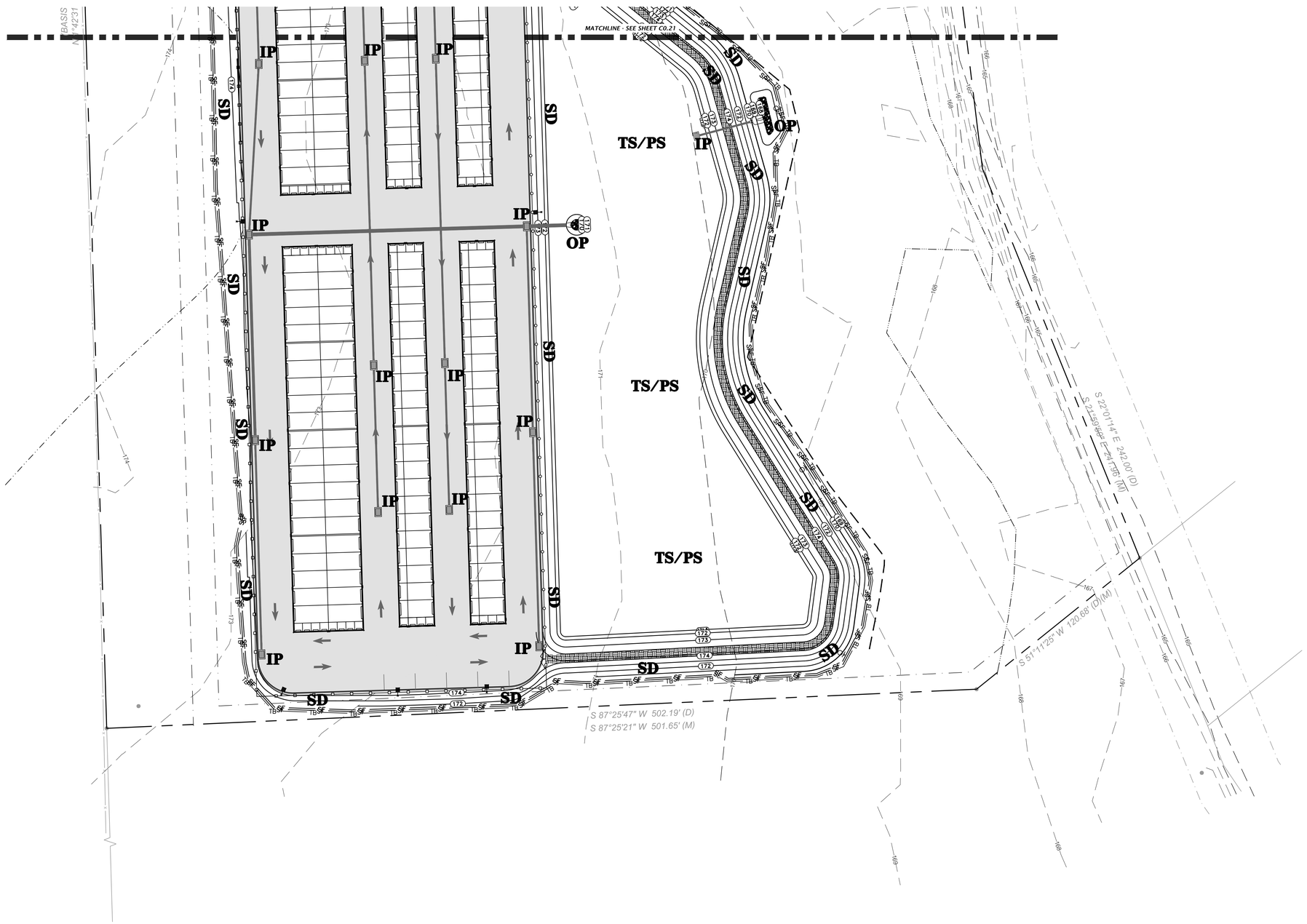
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.
C0.21

Tech: gwgw Plot Date: Oct 24,2024 12:38pm Filename: H:\2022\22-0316\Departments\04_Engineering\03_DWGs\Production Files\22-0316 SWPP.dwg



N

GRAPHIC SCALE

0 15 30 60

STORMWATER POLLUTION PREVENTION LEGEND

- **TS** = TEMPORARY SEEDING
- **PS** = PERMANENT SEEDING
- **ML** = MULCHING
- **SD** = SOD STABILIZATION
- SF = SILT BARRIER
- TB = TREE BARRIER
- **IP** = INLET PROTECTION
- **OP** = OUTLET PROTECTION
- **CO** = CONSTRUCTION ENTRANCE/EXIT

REFER TO C0.23 FOR DETAILS.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

BAR IS ONE INCH ON ORIGINAL DRAWING.

0 1" 2"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: C. WADZINSKI

DESIGNER: K. JACKSON, E.I.

QUALITY CONTROL: M. MASON, P.E.

PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

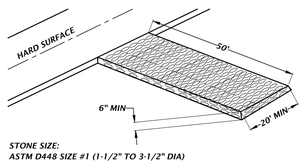
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

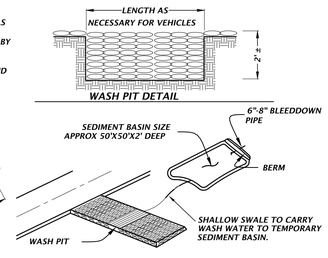
SHEET NO. C0.22

Tech: gregw Plot Date: Oct 24,2024 12:28pm Filename: W:\2022\22-0316\Reportfiles\04_Engineering\02_DWG\Production Files\22-0316 SWPP.dwg

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



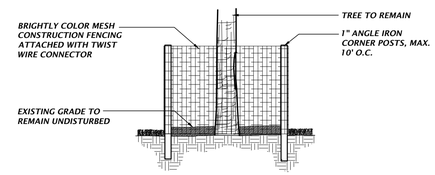
STANDARD CONSTRUCTION EXIT



CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

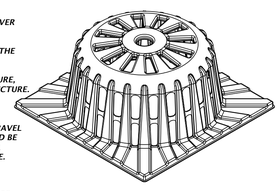
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

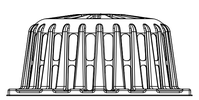
3. SLIDE THE FILTER OVER THE FRAME.

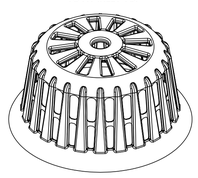
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



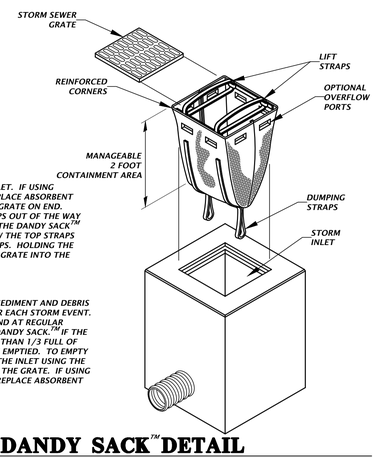
BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

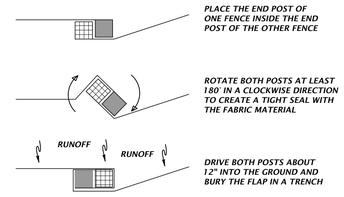
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

NTS

INLET PROTECTION OPTIONS DETAIL

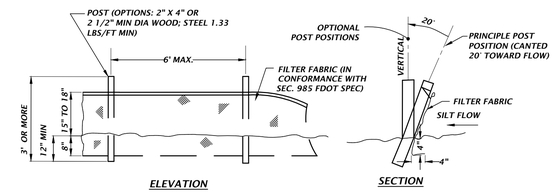
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS

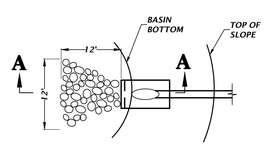


ELEVATION

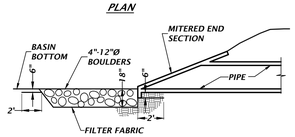
SECTION

TYPE III SILT FENCE DETAIL

NTS



PLAN



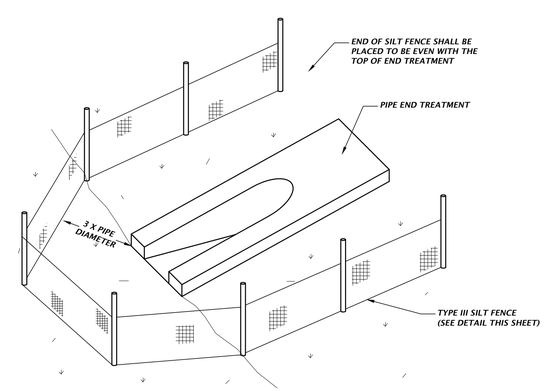
SECTION A-A

NOTES:

1. ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
2. RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
3. ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.
4. BROKEN SLOPE IS NOT ACCEPTABLE.

RIP-RAP EROSION PROTECTION

NTS



OUTFALL PROTECTION DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

CONSTRUCTION/RED REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

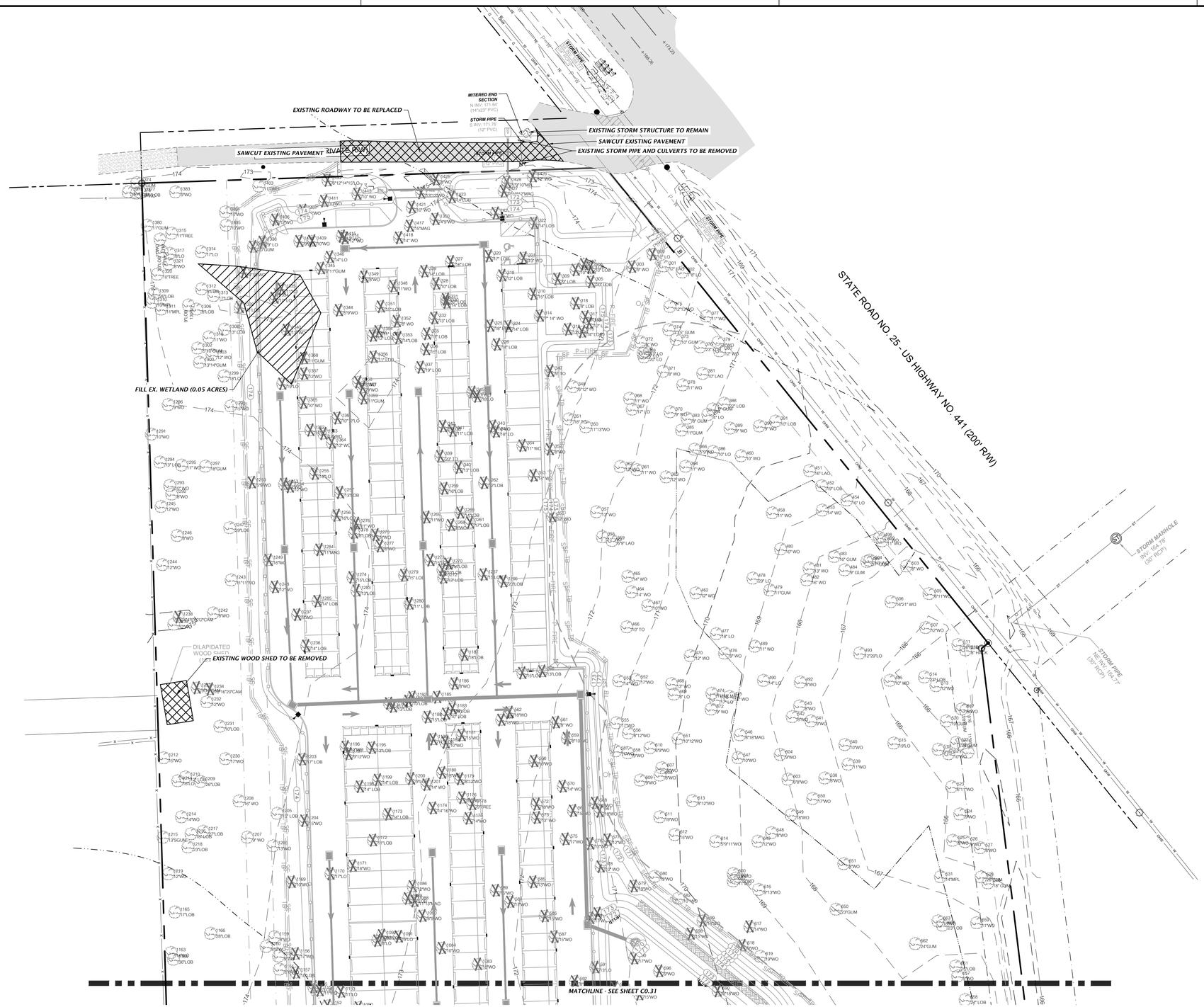
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO. C0.23

Tools: grego Plot Date: Oct 24,2024 12:38pm Filename: W:\2022\22-0316\Department\Civil_Engineering\03_DWGS\Production Files\22-0316 SWPP.dwg



N

GRAPHIC SCALE

0 15 30 60

LEGEND

- *EXISTING TREE TO BE REMOVED*
- *EXISTING FEATURES TO BE REMOVED*
- *EXISTING SIGN TO BE REMOVED. SALVAGE TO OWNER.*
- TB — *TREE BARRICADE*
- SF — *SILT FENCE*

NOTES:

1. *CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.*
2. *CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.*
3. *CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EXISTING ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.*
4. *CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.*
5. *CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.*

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

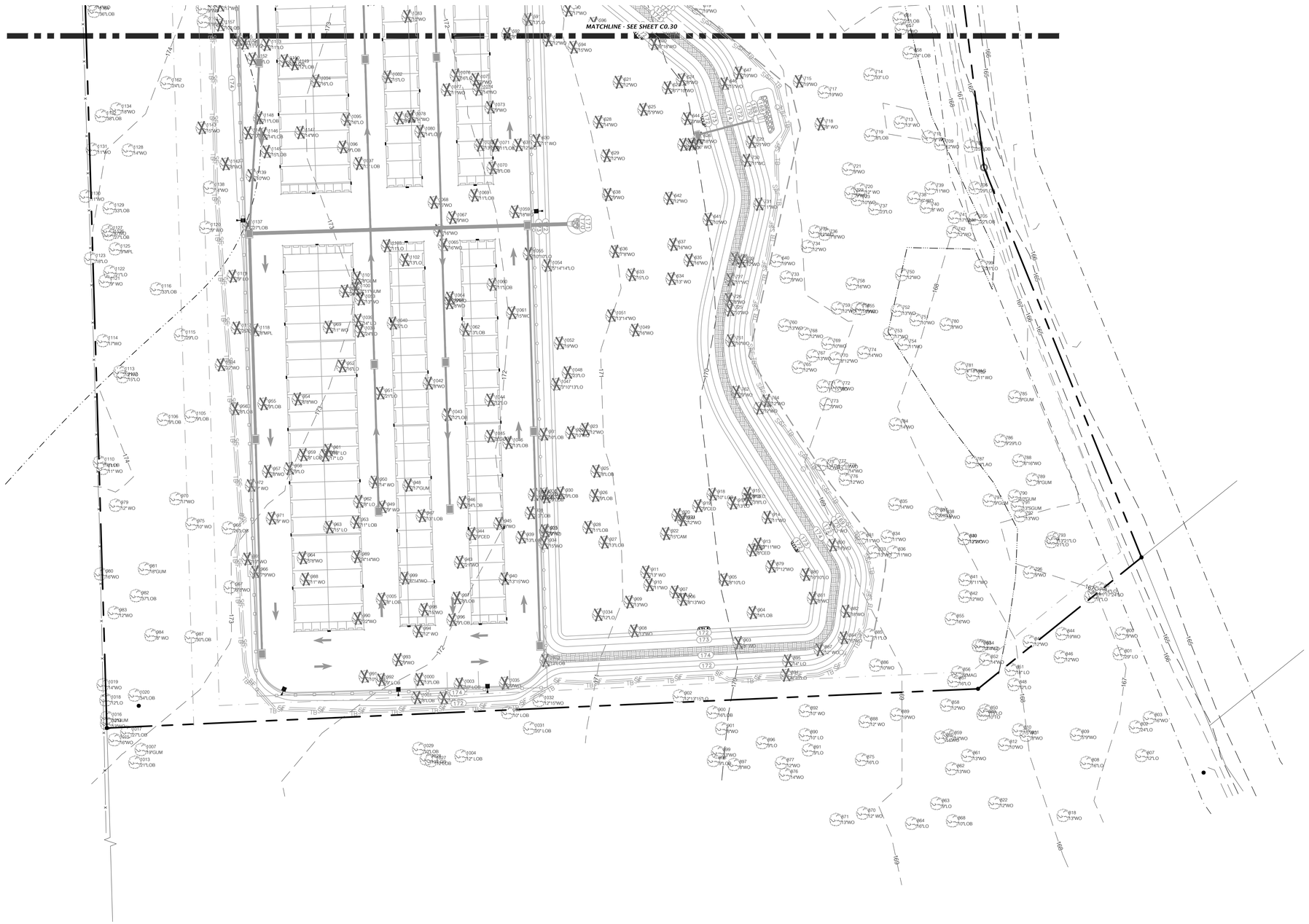
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.: C0.30

Tech: gwgw Plot Date: Oct 24,2024 12:39pm Filename: N:\2022\23-0316\Department\04_Engineering\02_DWG\Production Files\23-0316 DM.dwg



N

GRAPHIC SCALE

0 15 30 60

LEGEND

- *EXISTING TREE TO BE REMOVED*
- *EXISTING FEATURES TO BE REMOVED*
- *EXISTING SIGN TO BE REMOVED. SALVAGE TO OWNER.*
- TB — *TREE BARRICADE*
- SF — *SILT FENCE*

NOTES:

1. ***CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.***
2. ***CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.***
3. ***CONTRACTOR TO COORDINATE WITH DOH OR FDEP FOR PROPER REMOVAL AND DISPOSAL OF ANY EXISTING ONSITE SEPTIC SYSTEMS OR WELL SYSTEMS.***
4. ***CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.***
5. ***CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.***

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1"=30'
0 15 30 60
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: **SQUIRREL STORAGE, LLC**

PROJECT: **RIZZZO SELF STORAGE**

SHEET TITLE: **DEMOLITION AND TREE PROTECTION PLAN**

TECHNICIAN: **C. WADZINSKI**
DESIGNER: **K. JACKSON, E.I.**
QUALITY CONTROL: **M. MASON, P.E.**
PROJECT NUMBER: **22-0316**

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

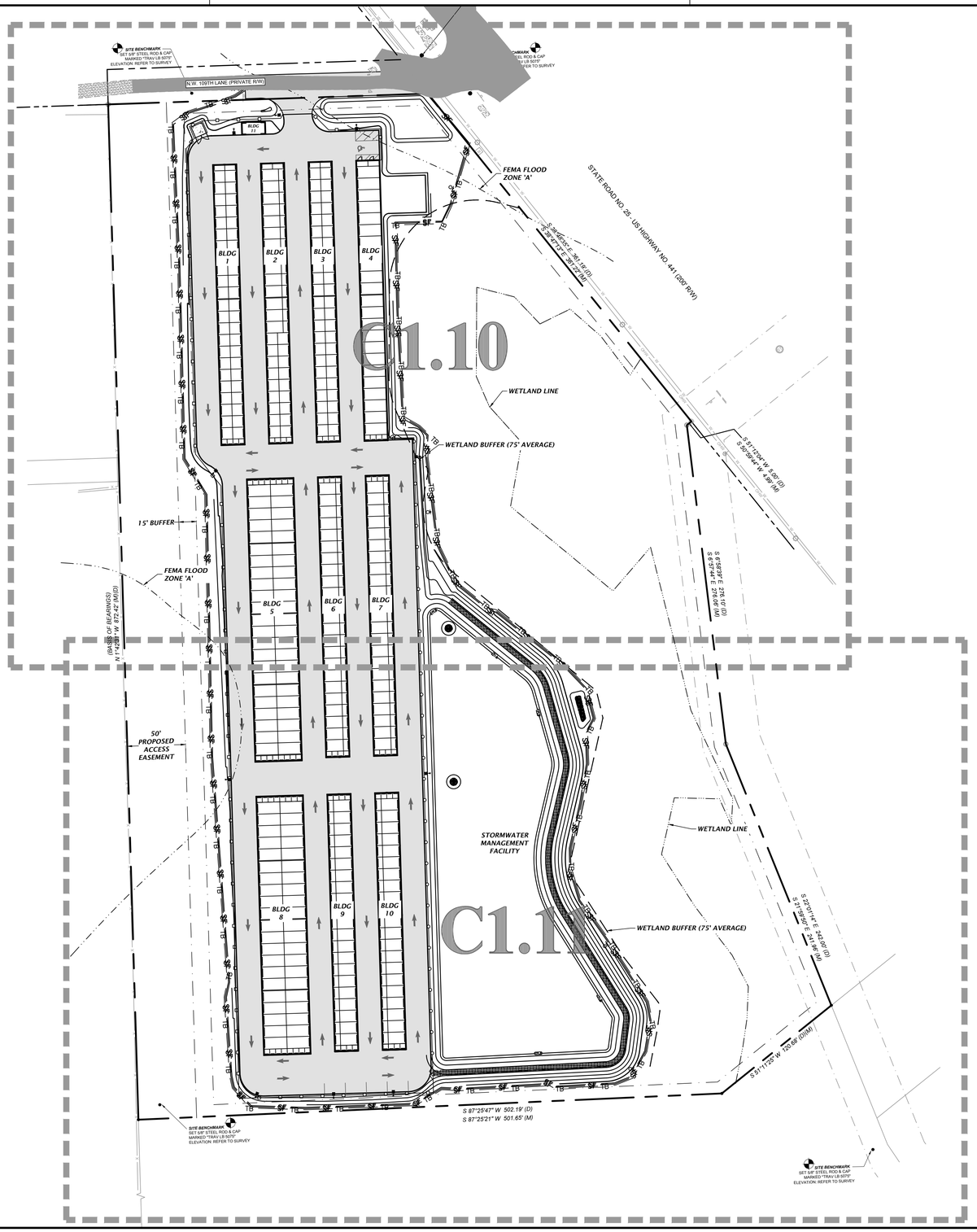
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.
C0.31

Tech: gwge Plot Date: Oct 24,2024 12:39pm Filename: H:\2022\22-0316\Department\04_Engineering\02_DWGs\Production Files\22-0316 DM.dwg



N

GRAPHIC SCALE

0 25 50 100

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTAL:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: MASTER SITE PLAN

TECHNICIAN: G. WADZINSKI

DESIGNER: K. JACKSON, E.I.

QUALITY CONTROL: M. MASON, P.E.

PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

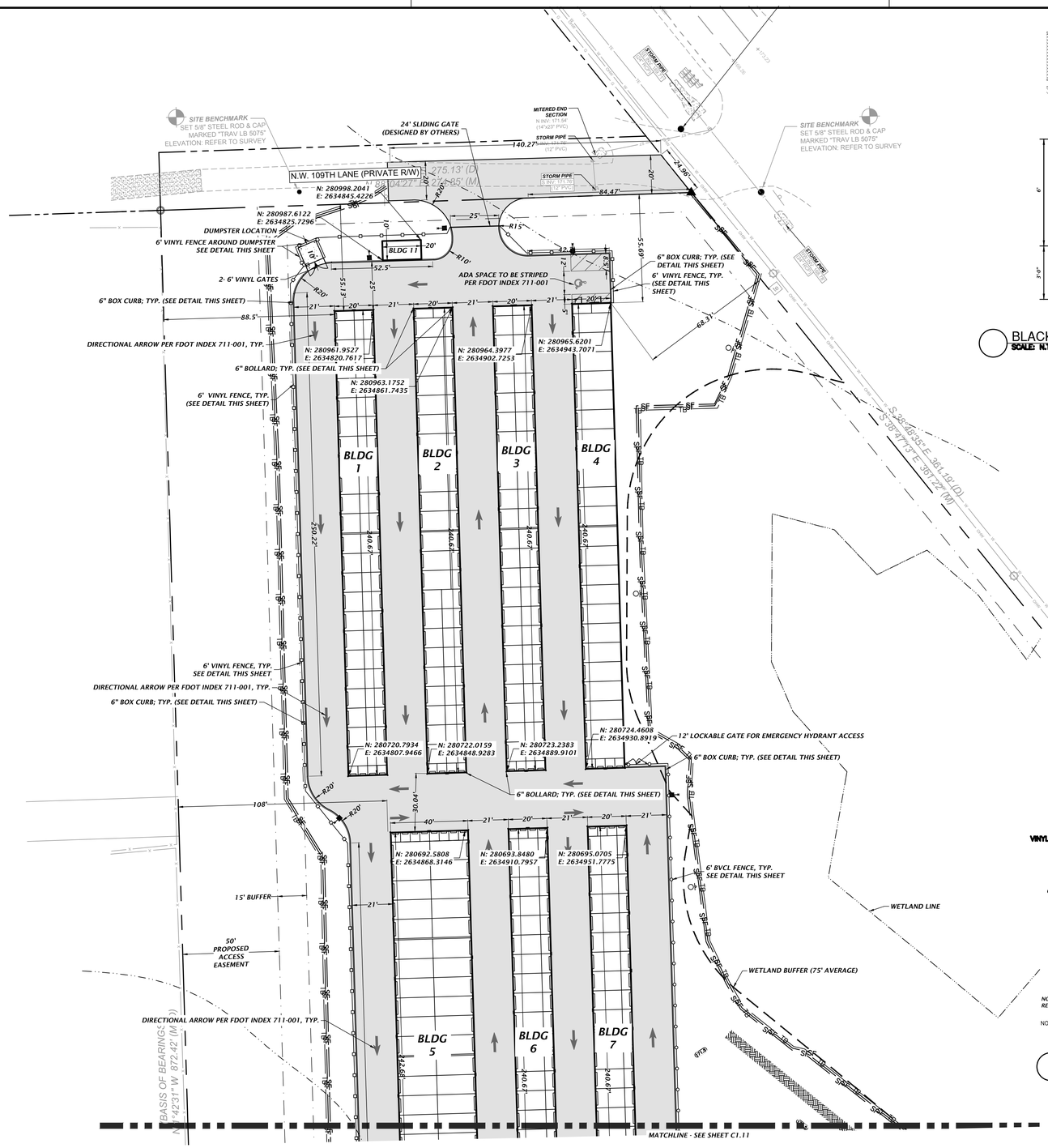
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

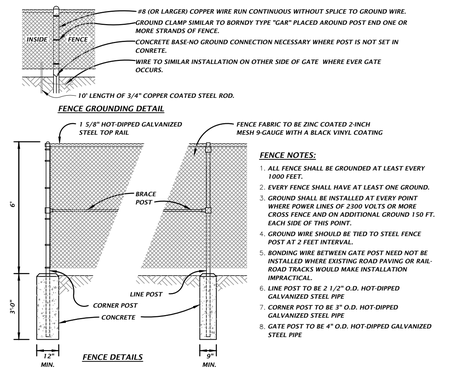
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO.
C1.00

Tech: gwap Plot Date: Oct 24,2024 12:39pm Filename: H:\2022\22-0316\Department\04_Engineering\02_DWGs\Production Files\22-0316 MSP.dwg





FENCE NOTES:

1. ALL FENCE SHALL BE GROUNDED AT LEAST EVERY 1000 FEET.
2. EVERY FENCE SHALL HAVE AT LEAST ONE GROUND.
3. GROUND SHALL BE INSTALLED AT EVERY POINT WHERE POWER LINES OF 2300 VOLTS OR MORE CROSS FENCE AND ON ADDITIONAL GROUND 150 FT. EACH SIDE OF THIS POINT.
4. GROUND WIRE SHOULD BE TIED TO STEEL FENCE POST AT 2 FEET INTERVAL.
5. BONDING WIRE BETWEEN GATE POST NEED NOT BE INSTALLED WHERE EXISTING ROAD PAVING OR RAIL-ROAD TRACKS WOULD MAKE INSTALLATION IMPRACTICAL.
6. LINE POST TO BE 2 1/2" O.D. HOT-DIPPED GALVANIZED STEEL PIPE
7. CORNER POST TO BE 3" O.D. HOT-DIPPED GALVANIZED STEEL PIPE
8. GATE POST TO BE 4" O.D. HOT-DIPPED GALVANIZED STEEL PIPE

BLACK VINYL COATED CHAIN LINK FENCE DETAIL
SCALE: N.T.S.

GRAPHIC SCALE

0 15 30 60

=HEAVY DUTY CONCRETE PAVEMENT (REFER TO DETAIL THIS SHEET)

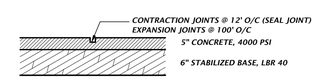
=STANDARD DUTY ASPHALT PAVEMENT (REFER TO DETAIL THIS SHEET)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

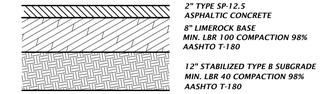
2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

3) DUMPSTER SHALL BE SCREENED WITH 6' VINYL FENCE ON ALL SIDES.

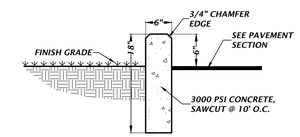
FOR COORDINATION REFERENCE, REFER TO C1.00.



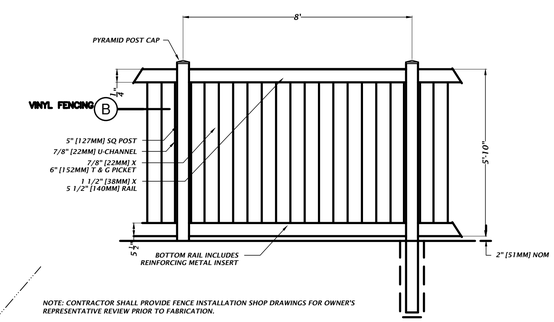
HEAVY DUTY CONCRETE DETAIL
NTS



ASPHALT PAVEMENT DETAIL
NTS



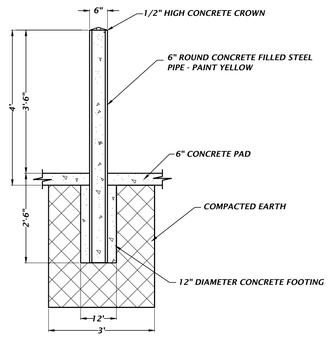
6" BOX CURB DETAIL
NTS



NOTE: CONTRACTOR SHALL PROVIDE FENCE INSTALLATION SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE REVIEW PRIOR TO FABRICATION.

NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (2)X POST WIDTH.

VINYL FENCE DETAIL
SCALE: N.T.S.



6" BOLLARD DETAIL
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=30'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

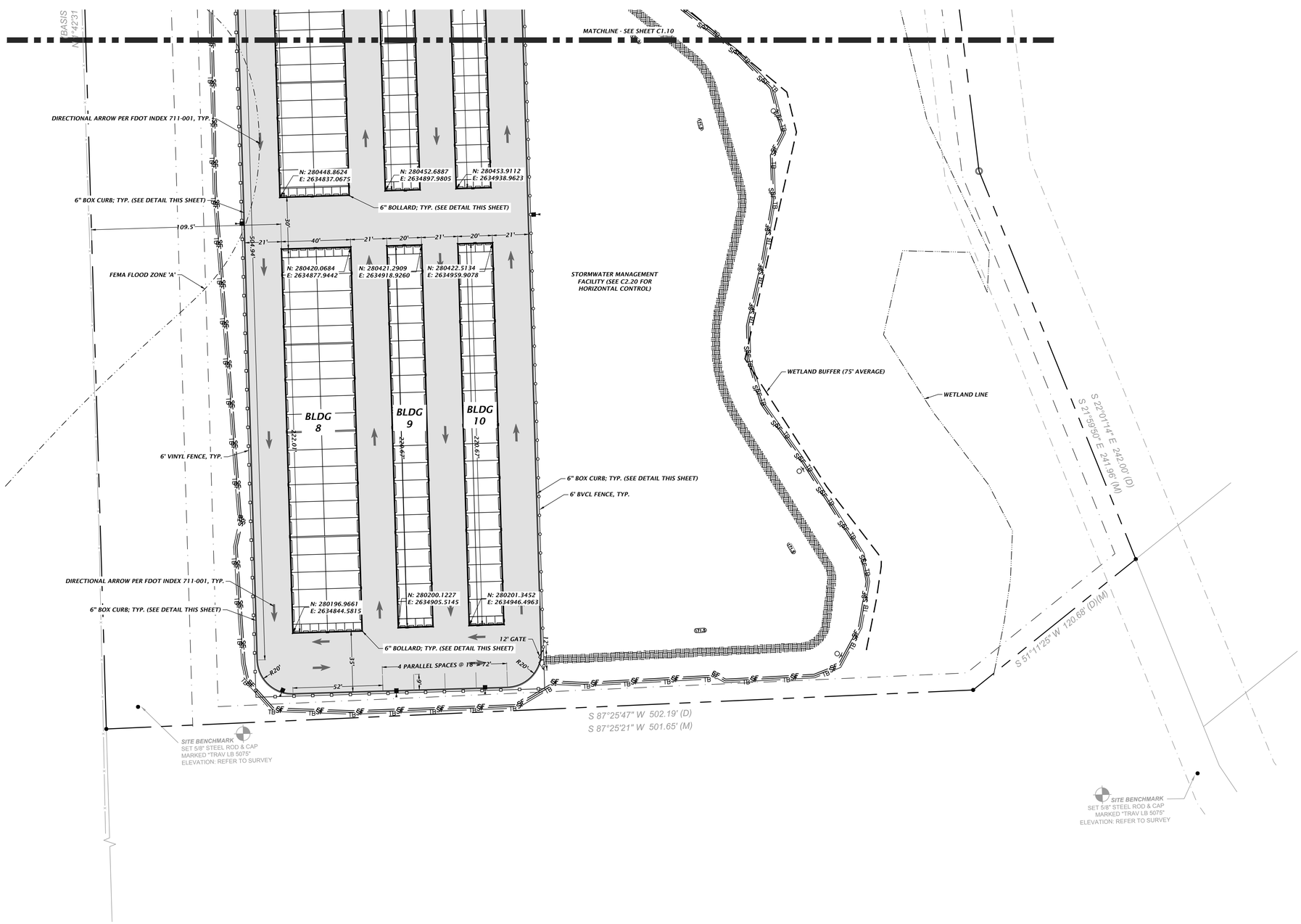
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO. C1.10

Tools: gwgw Plot Date: Oct 24,2024 12:39pm Filename: M:\2022\22-0316\Department\CAD_Engineering\02_SWMA\Production Files\22-0316 SP.dwg



N

GRAPHIC SCALE

0 15 30 60

=STANDARD DUTY ASPHALT PAVEMENT (REFER TO DETAIL THIS SHEET)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

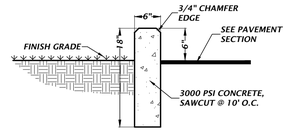
FOR COORDINATION REFERENCE, REFER TO C1.00.

2" TYPE SP-12.5
ASPHALTIC CONCRETE
8" LIMEROCK BASE
MIN. LBR 100 COMPACTION 98%
AASHTO T-180

12" STABILIZED TYPE B SUBGRADE
MIN. LBR 40 COMPACTION 98%
AASHTO T-180

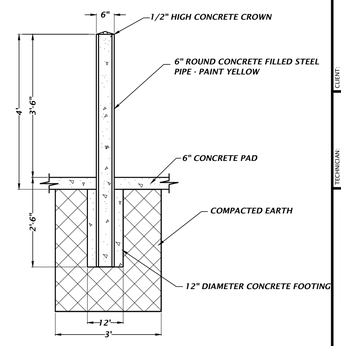
ASPHALT PAVEMENT DETAIL

NTS



6" BOX CURB DETAIL

NTS



6" BOLLARD DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZO SELF STORAGE
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

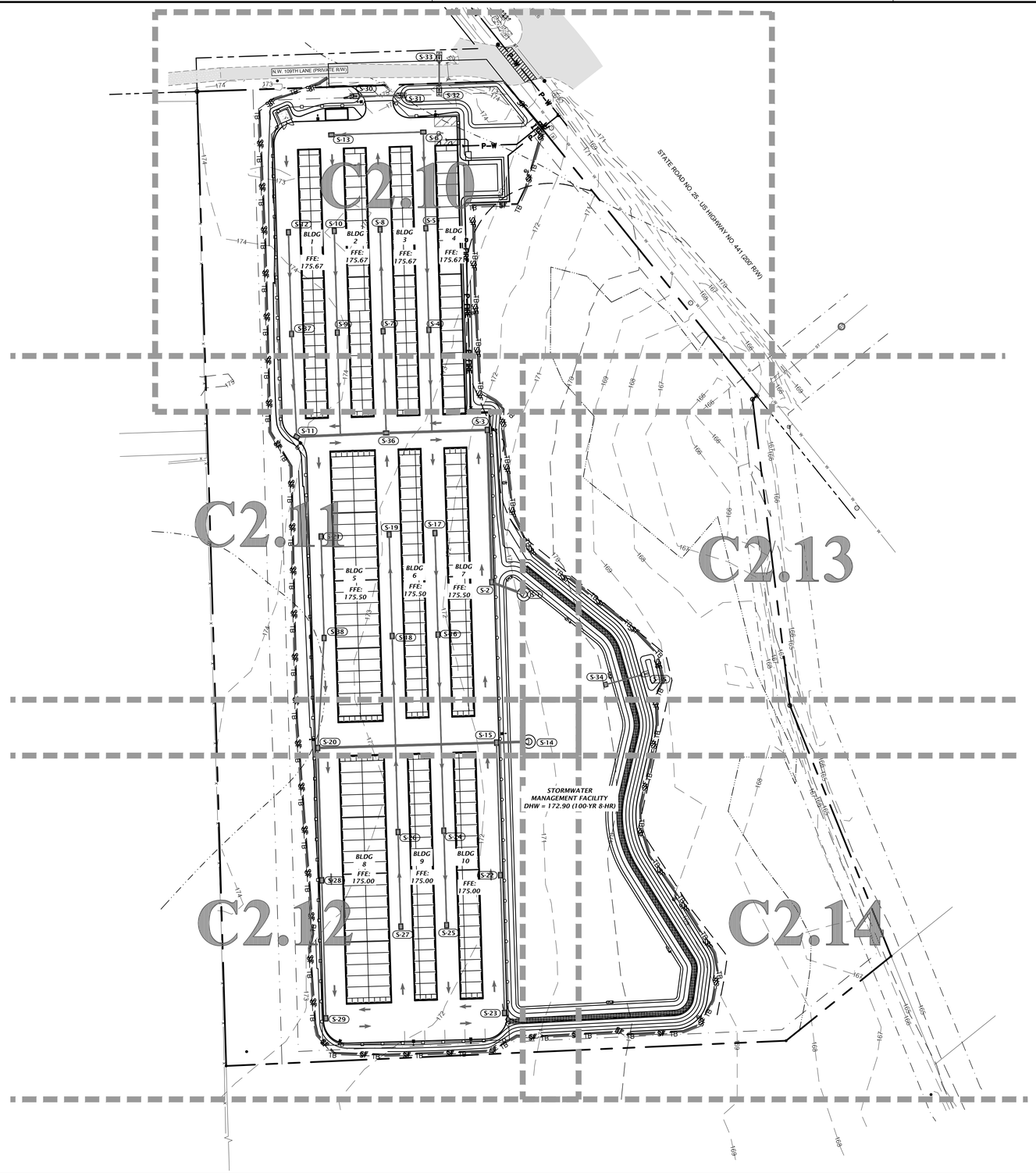
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.: C1.11

Tech: gwgw Plot Date: Oct 24,2024 12:39pm Filename: N:\2022\22-0316\Department\04_Engineering\02_DWG\Production Files\22-0316 SP.dwg



FLOODPLAIN COMPENSATING STORAGE CALCULATION:	
FLOODPLAIN IMPACT =	2,756 CF
FLOODPLAIN COMPENSATION STORAGE =	3,613 CF

N

GRAPHIC SCALE

0 25 50 100

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	FLARED END SECTION PER FDOT INDEX 430-020	N/A	169.90 W	24"	N: 280563.55 E: 2635003.18
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.58	169.99 N 169.99 E	24" 24"	N: 280574.37 E: 2634974.34
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.62	170.40 W 170.40 S	24" 24"	N: 280710.63 E: 2634970.32
S-4	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.59 N 171.59 S	12" 12"	N: 280800.17 E: 2634918.13
S-5	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.86 N 171.86 S	12" 12"	N: 280891.19 E: 2634915.41
S-6	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.00	172.15 S 172.15 W	12" 12"	N: 280977.23 E: 2634913.14
S-7	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.71 N 171.71 S	12" 12"	N: 280798.95 E: 2634877.15
S-8	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.98 S	12"	N: 280889.96 E: 2634874.43
S-9	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.82 N 171.82 S	12" 12"	N: 280797.73 E: 2634836.17
S-10	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	172.10 S	12"	N: 280888.74 E: 2634833.45
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.95	170.91 N 170.91 E	12" 24"	N: 280704.55 E: 2634799.84
S-12	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.46 S	12"	N: 280887.52 E: 2634792.47
S-13	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.00	172.40 E	12"	N: 280974.76 E: 2634830.88
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	170.00 W	24"	N: 280431.69 E: 2635007.48
S-15	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.07	170.69 W 170.69 E 170.79 S	24" 24" 12"	N: 280430.83 E: 2634978.66
S-16	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.14 N 171.14 S	12" 12"	N: 280527.45 E: 2634926.26
S-17	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.41 S	12"	N: 280618.30 E: 2634923.55
S-18	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.26 N 171.26 S	12" 12"	N: 280526.23 E: 2634885.28
S-19	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.53 S	12"	N: 280617.08 E: 2634882.57
S-20	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.36	171.27 N 171.17 E 171.17 S	12" 24" 18"	N: 280426.06 E: 2634818.70

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-21	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.84 S	12"	N: 280615.26 E: 2634821.60
S-22	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.12	171.15 S 171.15 N	12" 12"	N: 280312.18 E: 2634982.21
S-23	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.13	171.52 N	12"	N: 280188.84 E: 2634985.82
S-24	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.07 S 171.07 N	12" 12"	N: 280351.98 E: 2634931.50
S-25	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.33 N	12"	N: 280267.37 E: 2634934.02
S-26	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.07 S 171.07 N	12" 12"	N: 280350.76 E: 2634890.52
S-27	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.33 N	12"	N: 280266.15 E: 2634893.04
S-28	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.12	171.53 S 171.53 N	12" 18"	N: 280307.56 E: 2634822.26
S-29	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.13	171.90 N	12"	N: 280184.08 E: 2634825.94
S-30	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	172.56 E	12"	N: 281009.35 E: 2634850.43
S-31	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	172.12 W	12"	N: 281010.02 E: 2634894.85
S-32	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	172.03 N	12"	N: 281012.45 E: 2634927.34
S-33	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	171.93 S	12"	N: 281046.17 E: 2634927.37
S-34	MODIFIED TYPE C INLET. SEE DETAIL ON SHEET C2.20.	173.50	170.50 E	12"	N: 280482.82 E: 2635076.47
S-35	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	169.68 W	12"	N: 280492.97 E: 2635114.97
S-36	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.75	170.67 N 170.67 W 170.67 E	12" 24" 24"	N: 280707.93 E: 2634879.86
S-37	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.19 N 171.19 S	12" 12"	N: 280796.50 E: 2634795.18
S-38	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.57 N 171.57 S	12" 12"	N: 280524.41 E: 2634824.31

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=50'

IF NOT ONE INCH ON ORIGINAL DRAWING, THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

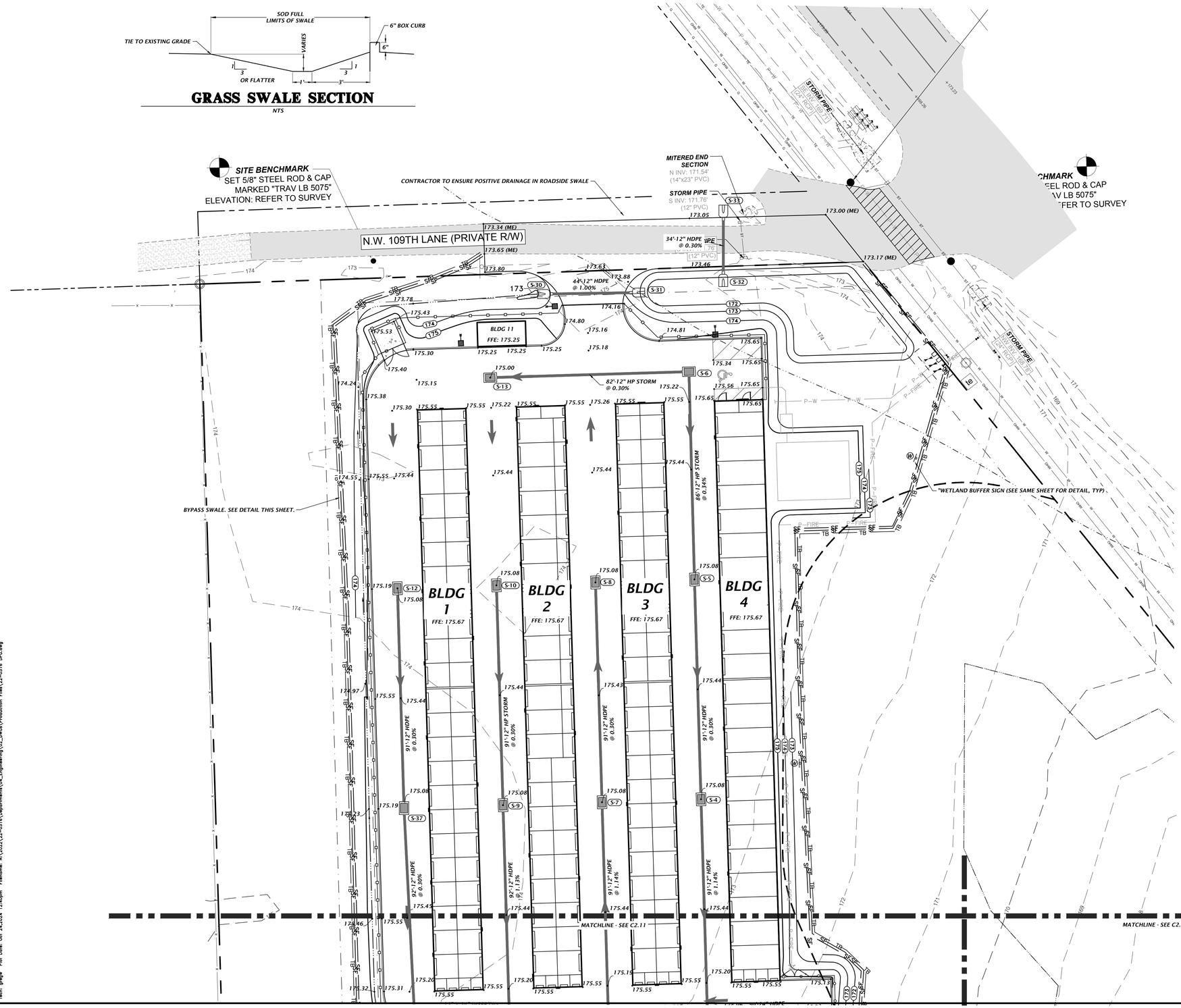
FL PE No. 92335

SHEET NO.: C2.00

Tech: gwgw Plot Date: Oct 24,2024 12:59pm Filename: N:\2022\22-0316\Departments\04_Engineering\02_DWGs\Production Files\22-0316 MPC.dwg

GRASS SWALE SECTION

NTS



GRAPHIC SCALE

0 10 20 40

N

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-4	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.59 N 171.59 S	12" 12"	N: 280800.17 E: 2634918.13
S-5	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.86 N 171.86 S	12" 12"	N: 280891.19 E: 2634915.41
S-6	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.00	172.15 S 172.15 W	12" 12"	N: 280977.23 E: 2634913.14
S-7	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.71 N 171.71 S	12" 12"	N: 280798.95 E: 2634877.15
S-8	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.98 S	12"	N: 280889.96 E: 2634874.43
S-9	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.82 N 171.82 S	12" 12"	N: 280797.73 E: 2634836.17
S-10	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	172.10 S	12"	N: 280888.74 E: 2634833.45
S-12	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.46 S	12"	N: 280887.52 E: 2634792.47
S-13	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.00	172.40 E	12"	N: 280974.76 E: 2634830.88
S-30	SIDE DRAIN MES PER FDOT INDEX 430-022	173.62	172.56 E	12"	N: 281009.35 E: 2634850.43
S-31	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	172.12 W	12"	N: 281010.02 E: 2634894.85
S-32	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	172.03 N	12"	N: 281012.45 E: 2634927.34
S-33	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	171.93 S	12"	N: 281046.17 E: 2634927.37
S-37	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	175.08	171.19 N 171.19 S	12" 12"	N: 280796.50 E: 2634795.18

NOTES:

1. SIGN SHALL BE ON METAL POST MOUNTED 7' ABOVE GRADE.
2. SIGN SHALL BE 12"x18" MINIMUM WITH WHITE BACKGROUND AND BLACK LETTERING.
3. PRIMARY LETTERING SHALL BE A MINIMUM OF 2" TALL AND SECONDARY LETTERING 1.5" TALL.

WETLAND BUFFER SIGN DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'
IF NOT ONE INCH ON THIS SHEET, ADJUST AS NOTED ON ORIGINAL DRAWING
0 1"

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

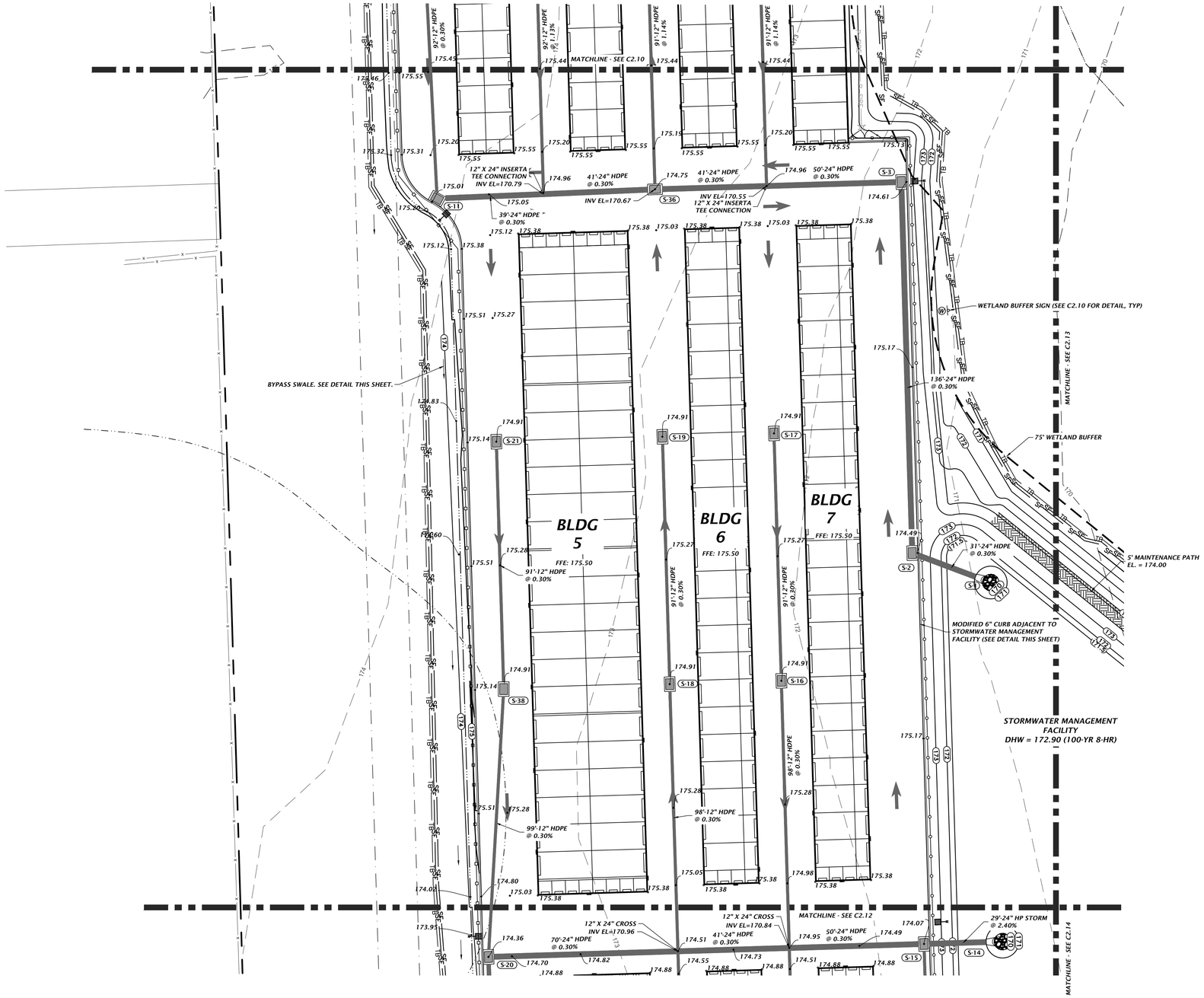
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.: C2.10

Tech: gregw Plot Date: Oct 24,2024 12:40pm Filename: H:\2022\22-0316\Department\04_Engineering\02_DWG\Production Files\22-0316 DPO.dwg



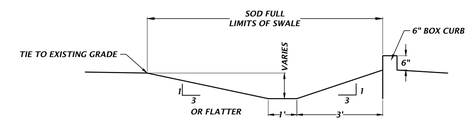
N

GRAPHIC SCALE

0 10 20 40

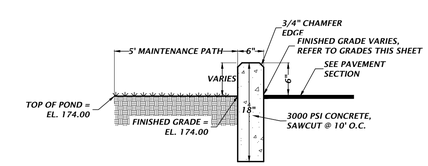
STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	FLARED END SECTION PER FDOT INDEX 430-020	N/A	169.90 W	24"	N: 280563.55 E: 2635003.18
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.58	169.99 N 169.99 E	24" 24"	N: 280574.37 E: 2634974.34
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.62	170.40 W 170.40 S	24" 24"	N: 280710.63 E: 2634970.32
S-11	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.95	170.91 N 170.91 E	12" 24"	N: 280704.55 E: 2634799.84
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	170.00 W	24"	N: 280431.69 E: 2635007.48
S-15	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.07	170.69 W 170.69 E 170.79 S	24" 24" 12"	N: 280430.83 E: 2634978.66
S-16	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.14 N 171.14 S	12" 12"	N: 280527.45 E: 2634926.26
S-17	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.41 S	12"	N: 280618.30 E: 2634923.55
S-18	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.26 N 171.26 S	12" 12"	N: 280526.23 E: 2634885.28
S-19	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.53 S	12"	N: 280617.08 E: 2634882.57
S-20	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.36	171.27 N 171.17 E 171.17 S	12" 24" 18"	N: 280426.06 E: 2634818.70
S-21	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.84 S	12"	N: 280615.26 E: 2634821.60
S-36	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.75	170.67 N 170.67 W 170.67 E	12" 24" 24"	N: 280707.93 E: 2634879.86
S-38	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.91	171.57 N 171.57 S	12" 12"	N: 280524.41 E: 2634824.31



GRASS SWALE SECTION

NTS



MODIFIED 6" CURB DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CONSTRUCTION/RED REVISIONS:

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

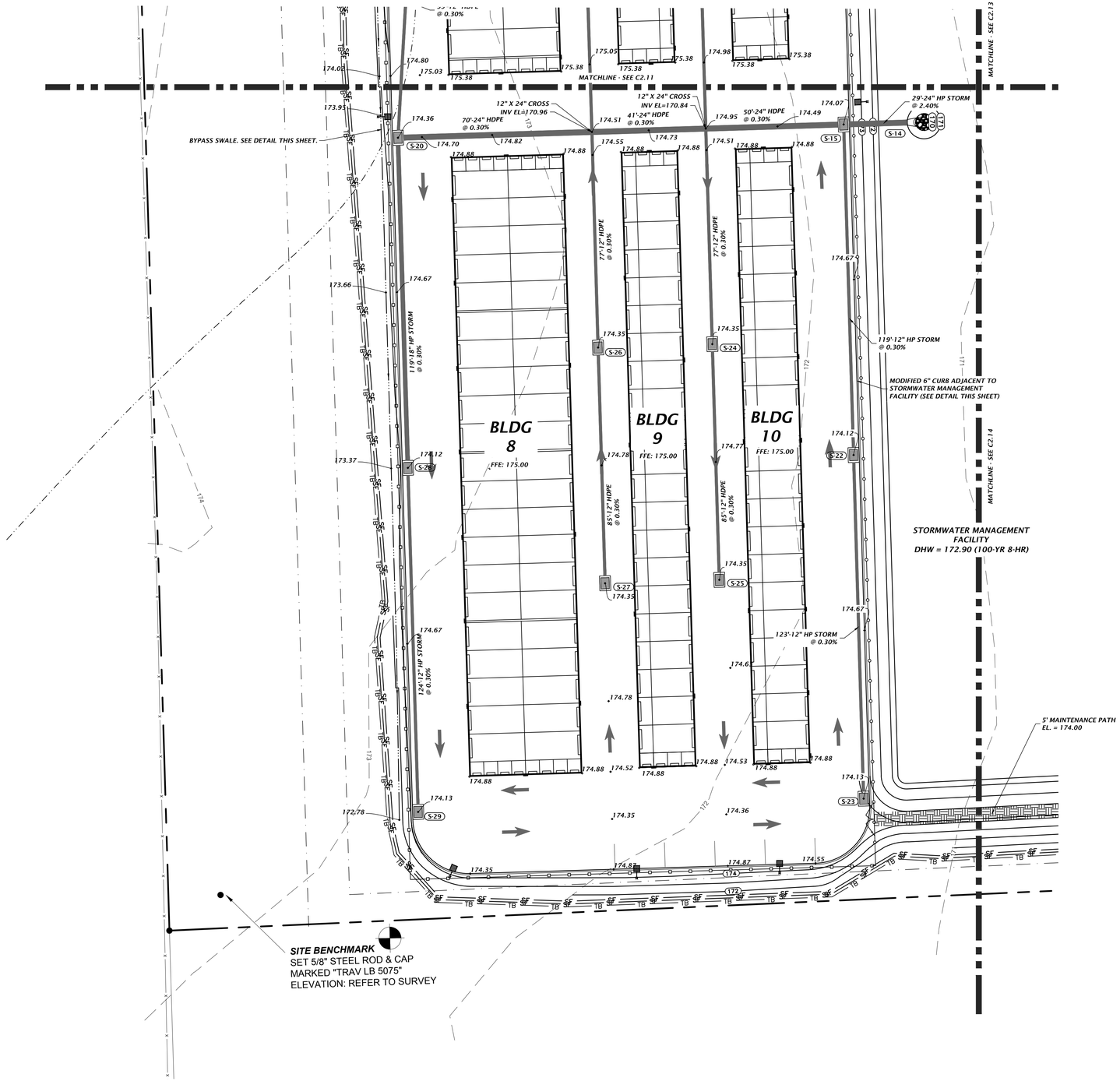
TECHNICIAN: C. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason
State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

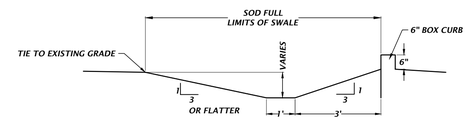
SHEET NO. C2.11

Tech: gregw Plot Date: Oct 24,2024 12:40pm Filename: M:\2022\22-0316\Department\CA_Engineering\02_DWG\Production Files\22-0316 DPD.dwg



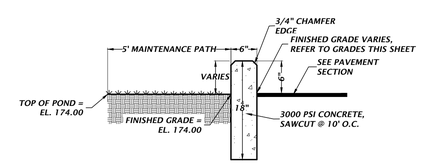
STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	170.00 W	24"	N: 280431.69 E: 2635007.48
S-15	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.07	170.69 W 170.69 E 170.79 S	24" 24" 12"	N: 280430.83 E: 2634978.66
S-20	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.36	171.27 N 171.17 E 171.17 S	12" 24" 18"	N: 280426.06 E: 2634818.70
S-22	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.12	171.15 S 171.15 N	12" 12"	N: 280312.18 E: 2634982.21
S-23	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.13	171.52 N	12"	N: 280188.84 E: 2634985.82
S-24	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.07 S 171.07 N	12" 12"	N: 280351.98 E: 2634931.50
S-25	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.33 N	12"	N: 280267.37 E: 2634934.02
S-26	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.07 S 171.07 N	12" 12"	N: 280350.76 E: 2634890.52
S-27	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.35	171.33 N	12"	N: 280266.15 E: 2634893.04
S-28	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.12	171.53 S 171.53 N	12" 18"	N: 280307.56 E: 2634822.26
S-29	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.13	171.90 N	12"	N: 280184.08 E: 2634825.94



GRASS SWALE SECTION

NTS



MODIFIED 6" CURB DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

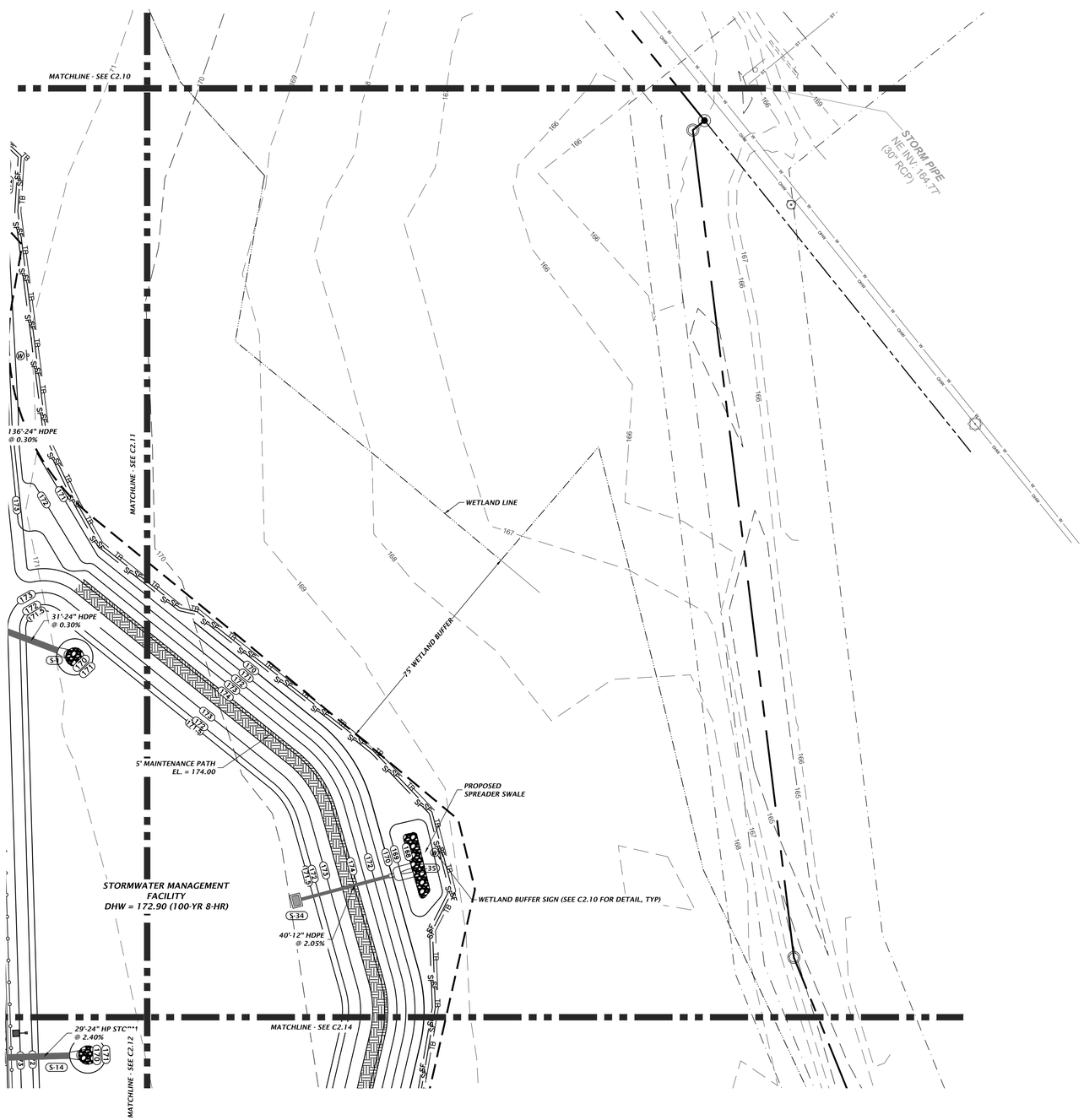
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.
C2.12

Tech: gwap Plot Date: Oct 24,2024 12:40pm Filename: H:\2022\22-0316\Departments\04_Engineering\02_DWGs\Production Files\22-0316 DPC.dwg



N

GRAPHIC SCALE

0 10 20 40

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	FLARED END SECTION PER FDOT INDEX 430-020	N/A	169.90 W	24"	N: 280563.55 E: 2635003.18
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	170.00 W	24"	N: 280431.69 E: 2635007.48
S-34	MODIFIED TYPE C INLET. SEE DETAIL ON SHEET C2.20.	173.50	170.50 E	12"	N: 280482.82 E: 2635076.47
S-35	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	169.68 W	12"	N: 280492.97 E: 2635114.97

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'
PLOT SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTAL:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-03316

MITCHELL G. MASON

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

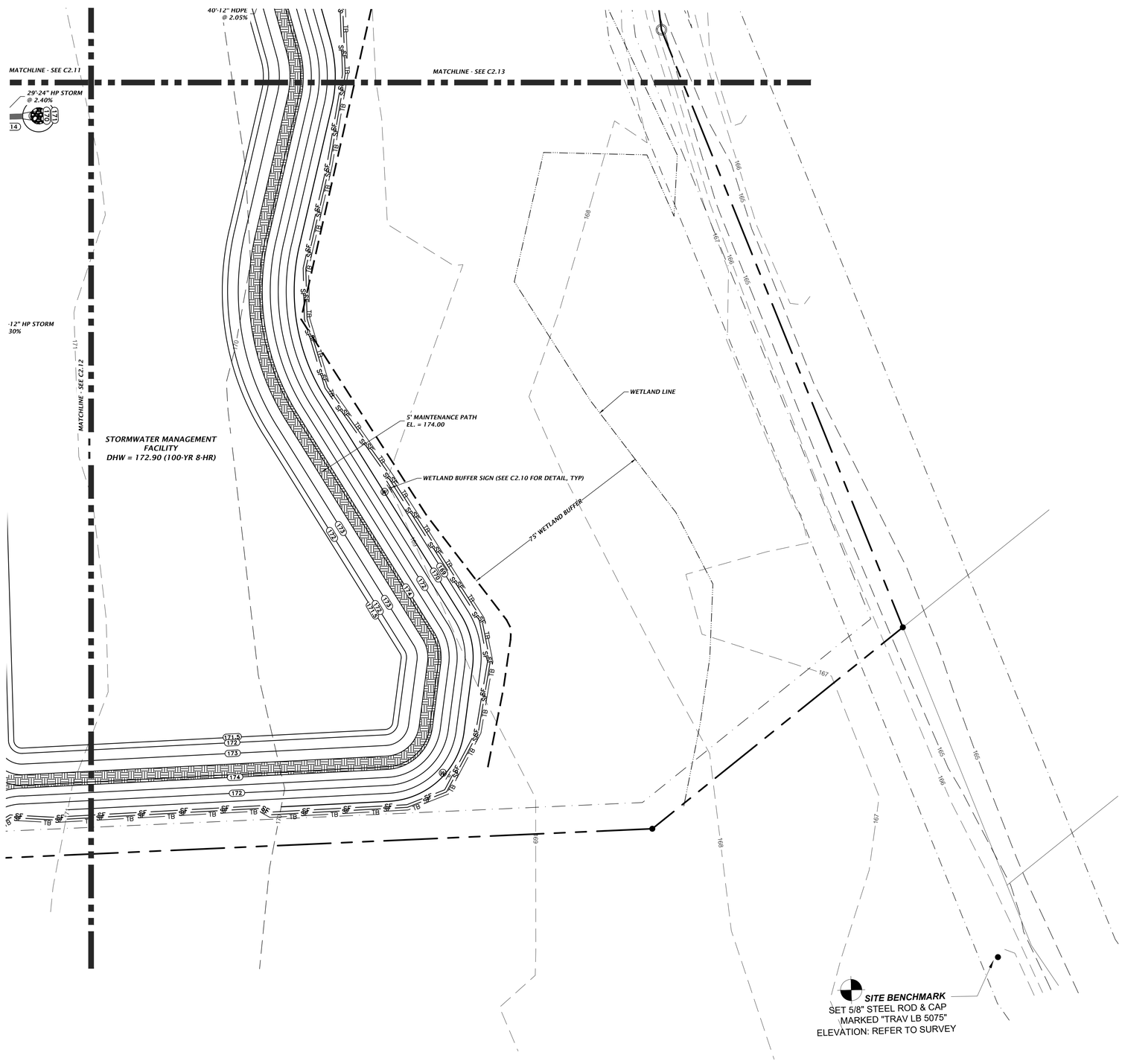
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.: C2.13

Tech: gwgw Plot Date: Oct 24,2024 12:40pm Filename: N:\2022\23-03161\Departments\04_Engineering\02_DWG\Production Files\22-0316 DPC.dwg



N

GRAPHIC SCALE

0 10 20 40

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-14	FLARED END SECTION PER FDOT INDEX 430-020	N/A	170.00 W	24"	N: 280431.69 E: 2635007.48

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=20'
PLOTTED TO SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTAL:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

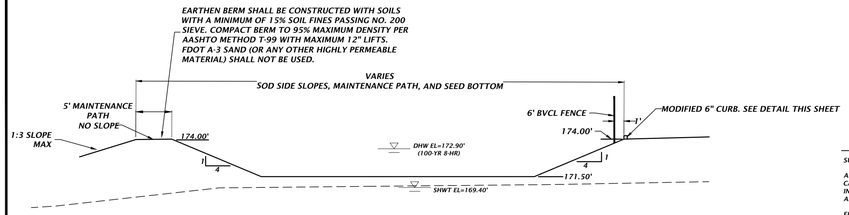
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

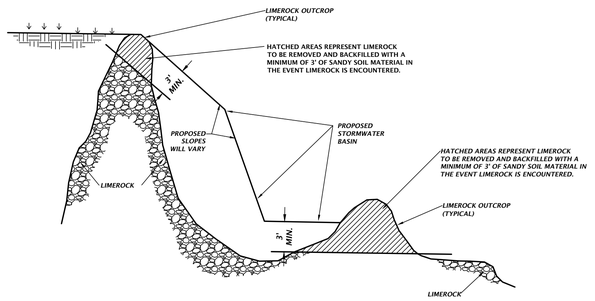
SHEET NO.: C2.14

Tech: gwgw Plot Date: Oct 24,2024 12:40pm Filename: N:\2022\23-0316\Department\04_Engineering\02_DWG\Production Files\23-0316 DP6.dwg



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 6 INCHES AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A



LIMEROCK OUTCROP REMOVAL DETAIL

NTS

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE. AT TIMES OF INSPECTIONS, OUTFALL STRUCTURES SHALL BE VISUALLY INSPECTED TO ENSURE PROPER FUNCTION AND DETERMINE NEED FOR MAINTENANCE AND REPAIR. ALL SEDIMENT AND DEBRIS SHOULD BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

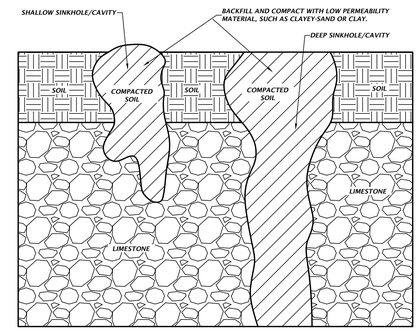
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET ,AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING ILIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY

RIZZZO SELF STORAGE OF ALACHUA LLC



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

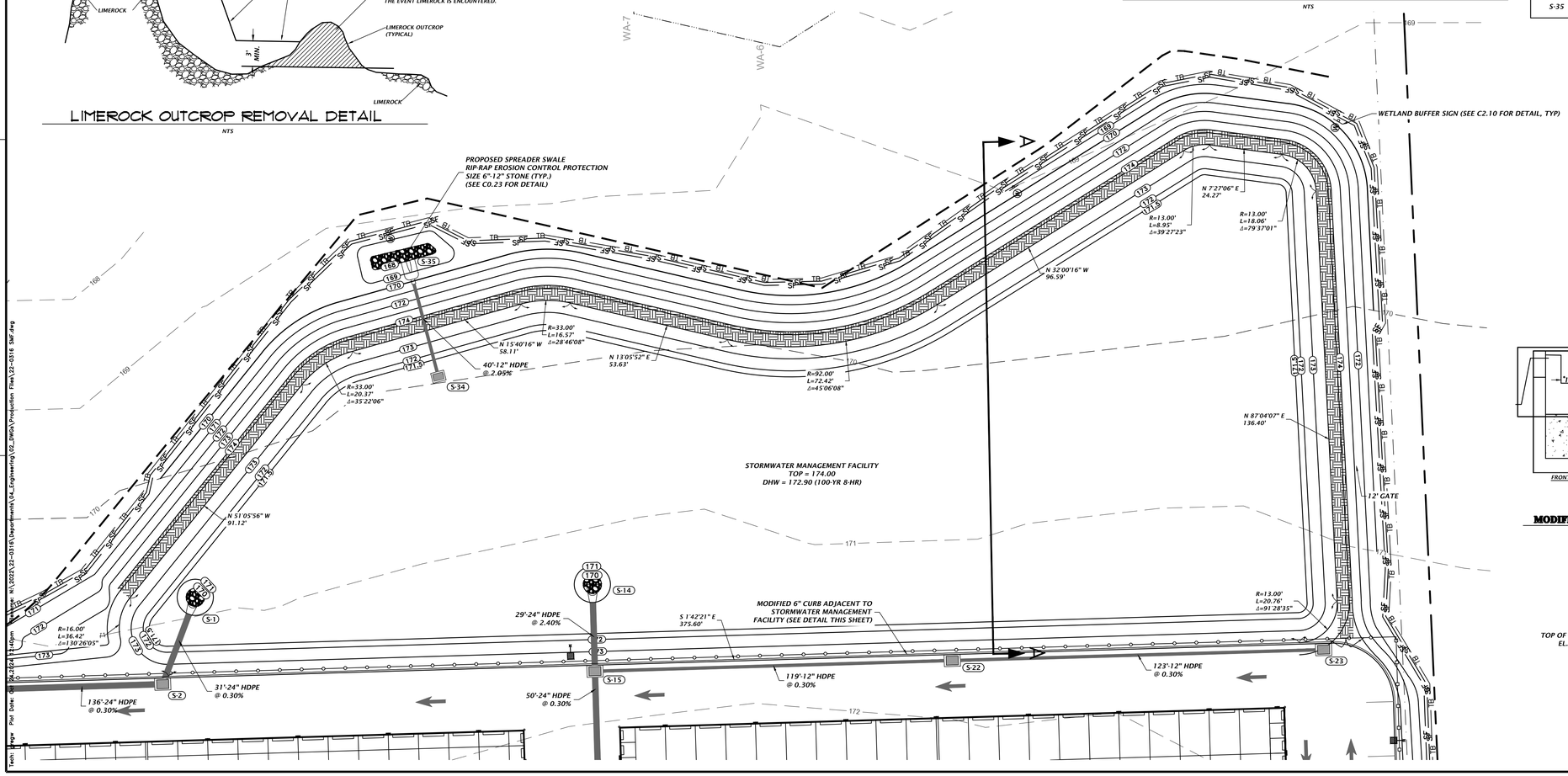
GRAPHIC SCALE

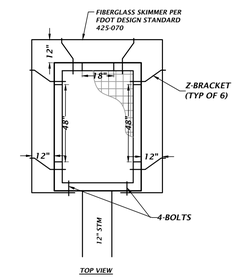
0 10 20 40

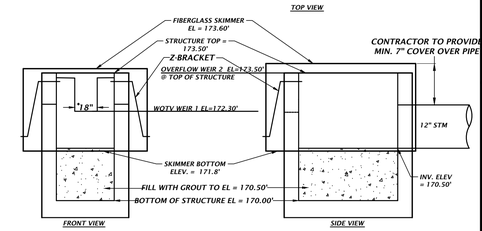
NOTES:
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	FLARED END SECTION PER FDOT INDEX 430-020	171.97	169.90 W	24"	N: 280563.55 E: 2635003.18
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.58	169.99 N 169.99 E	24" 24"	N: 280574.37 E: 2634974.34
S-14	FLARED END SECTION PER FDOT INDEX 430-020	172.08	170.00 W	24"	N: 280431.69 E: 2635007.48
S-15	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.07	170.69 W 170.69 E 170.79 S	24" 24" 12"	N: 280430.83 E: 2634978.66
S-22	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.12	171.15 S 171.15 N	12" 12"	N: 280312.18 E: 2634982.21
S-23	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	174.13	171.52 N	12"	N: 280188.84 E: 2634985.82
S-34	MODIFIED TYPE C INLET. SEE DETAIL ON SHEET C2.20.	173.50	170.50 E	12"	N: 280482.82 E: 2635076.47
S-35	CROSS DRAIN MES PER FDOT INDEX 430-021	168.00	169.68 W	12"	N: 280492.97 E: 2635114.97

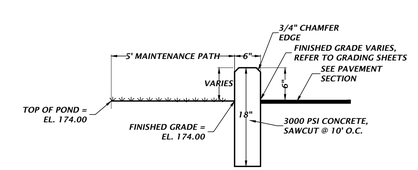






S-34; OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'C' INLET PER FDOT INDEX 425-052

NTS



MODIFIED 6" CURB DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

SUBMITTAL:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CONSTRUCTION/BID REVISIONS:

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN

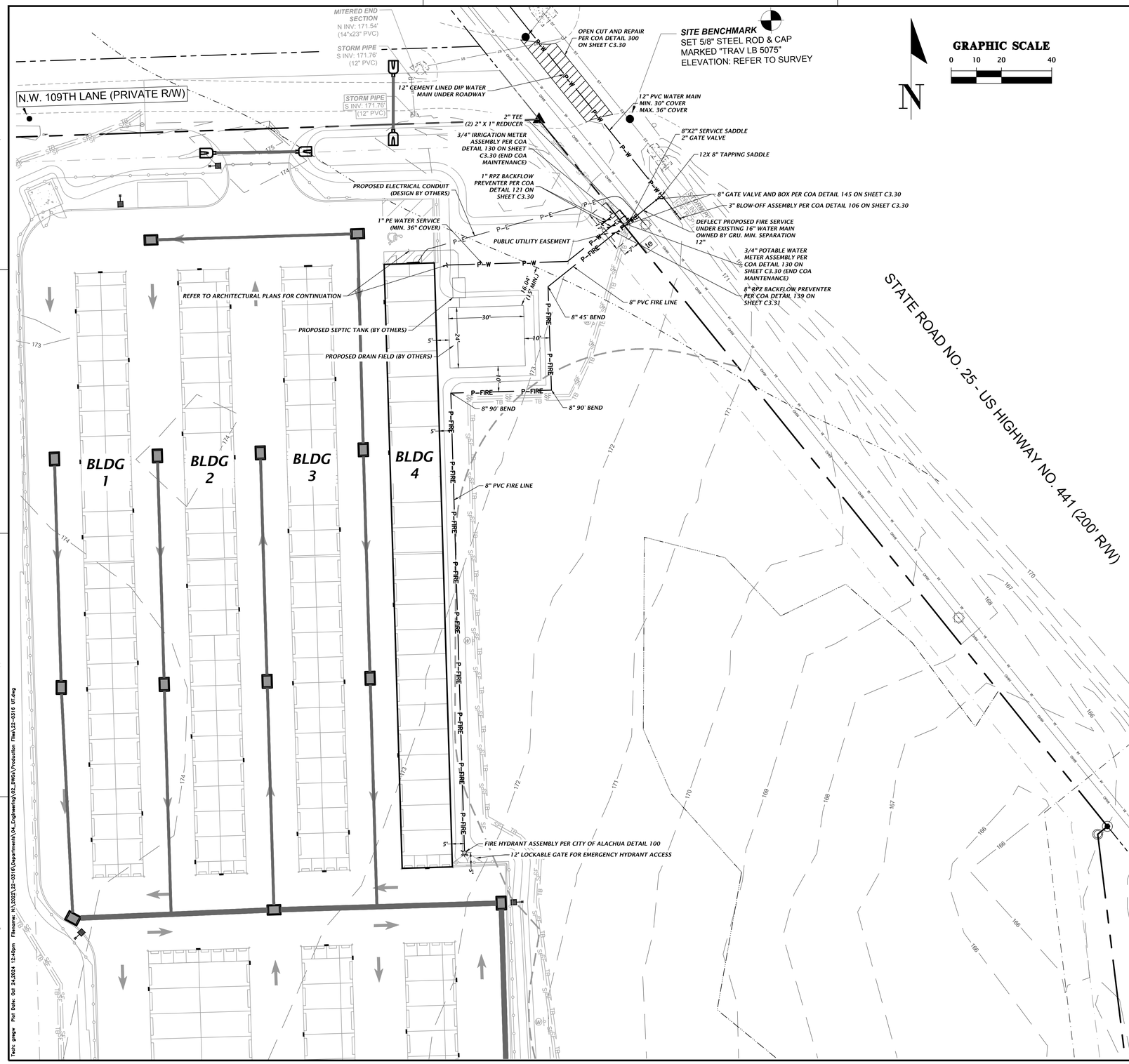
TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

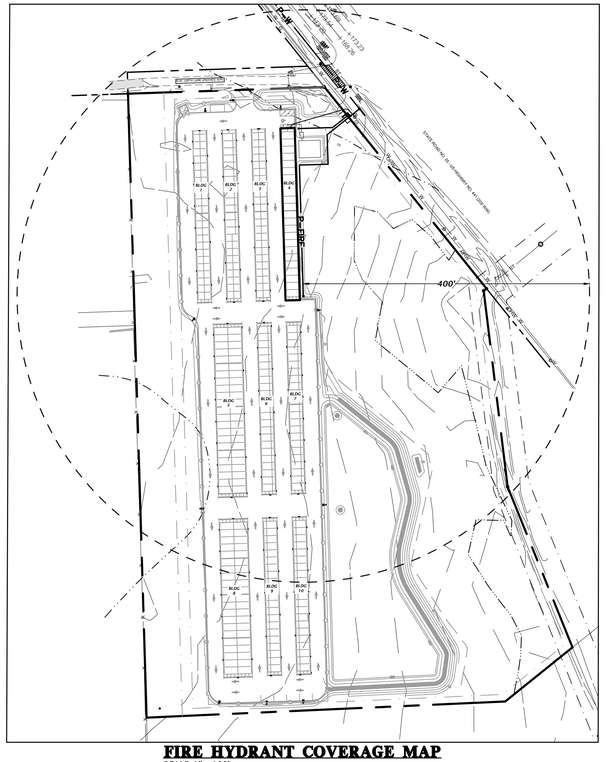
MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 92335

SHEET NO. C2.20

Tools: Page Plot Date: Wed, Oct 24, 2024 1:40pm Path/Name: W:\2022\22-0316\Department\04_Engineering\02_DWG\Production Files\22-0316 SMF.dwg





FIRE HYDRANT COVERAGE MAP

SCALE: 1" = 100'

CITY OF ALACHUA WATER NOTES

1. *WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL (DCM), LATEST EDITION. THE FOLLOWING NOTES EITHER EMPHASIZE MANUAL REQUIREMENTS OR SPECIFY ADDITIONAL REQUIREMENTS. IF MANUAL AND NOTE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.*
2. *PROVIDE TRACER WIRE SYSTEM FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.*
3. *TRACER WIRE SYSTEM SHALL COMMENCE AT THE TIE-IN(S) AT EXISTING WATER MAIN(S) AND TERMINATE AT EACH COA END OF MAINTENANCE POINT.*
4. *WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF WILL BE FURNISHED AND INSTALLED BY THE CITY.*
5. *SUBMITTALS, TESTING AND INSPECTIONS SHALL BE PERFORMED AS PER THE CITY OF ALACHUA DCM.*
6. *RESTRAINED JOINTS SHALL BE PROVIDED AT FITTINGS, HYDRANTS, AND PIPING IN ACCORDANCE WITH AWWA STANDARDS AND AS PER CITY STANDARD DETAILS.*
7. *WATER MAINS NOT UNDER ROAD SHALL BE EITHER PVC C900 DR 18 OR DUCTILE IRON PIPE CEMENT LINED.*
8. *WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON PIPE CEMENT LINED.*
9. *ALL WATER MAINS SHALL BE NSF-61 RATED AND BURIED WITH AT LEAST 36" OF COVER.*
10. *POTABLE WATER SERVICE LINES SHALL BE 2" MINIMUM, SCHEDULE 40 PVC AND RATED FOR NSF-61.*
11. *AS PER THE COA PUBLIC SERVICES DESIGN AND CONSTRUCTION MANUAL, PROVIDE EASEMENT WIDTHS AS FOLLOWS: POTABLE WATER MAINS - 20 FEET.*
12. *WET TAPS TO PRESSURIZE WATER MAINS SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.*
13. *PROVIDE PUBLIC UTILITY EASEMENTS AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.*
14. *ALL FITTINGS SHALL BE DUCTILE IRON. FOR POTABLE WATER MAINS, FITTINGS SHALL BE CEMENT LINED.*
15. *PROVIDE TRACER WIRE SYSTEM FOR FIRE LINE PIPING. TERMINATE TRACER WIRE AT THE FIRE HYDRANT.*
16. *PROVIDE FIRE LINE PIPING IN ACCORDANCE WITH FIRE CODE REQUIREMENTS. AS A MINIMUM, PIPING SHALL BE CLASS 900 DR 18 PVC.*

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: UTILITY PLAN

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335

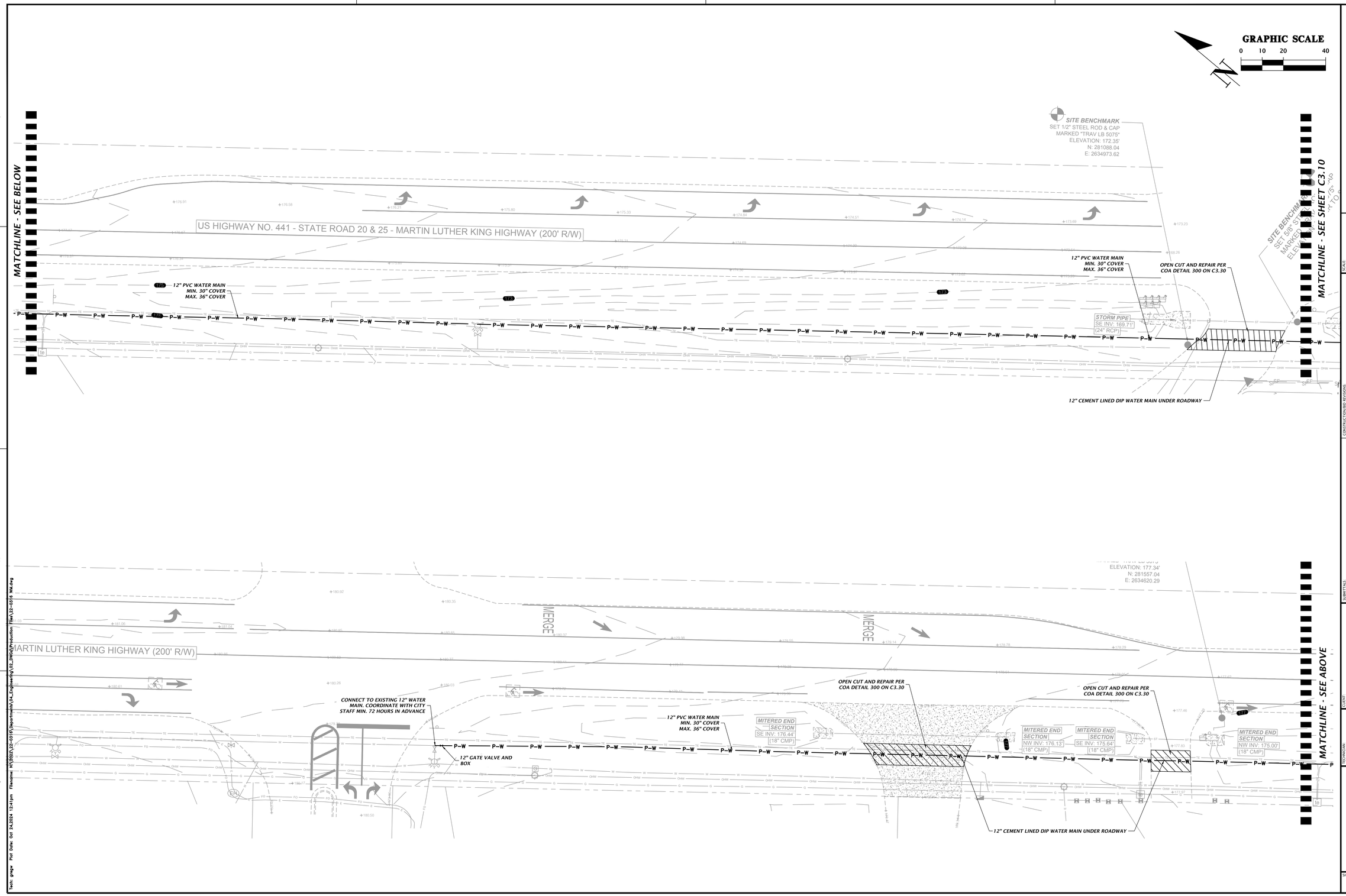
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.
C3.10

Tools: grwp* Plot Date: Oct 24,2024 @ 12:40pm Filename: W:\2022\22-0316\Department\CE_Engineering\02_DWGS\Production Files\22-0316 UT.dwg



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZO SELF STORAGE

SHEET TITLE: WATER MAIN EXTENSION

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

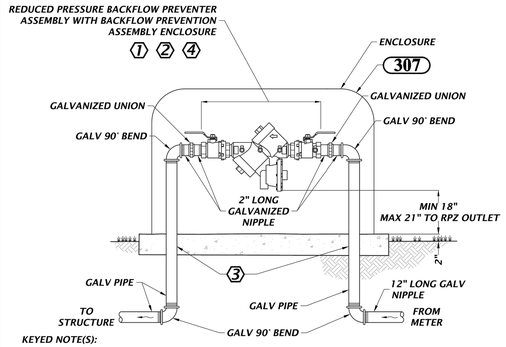
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

FL PE No. 92335

SHEET NO.
C3.20

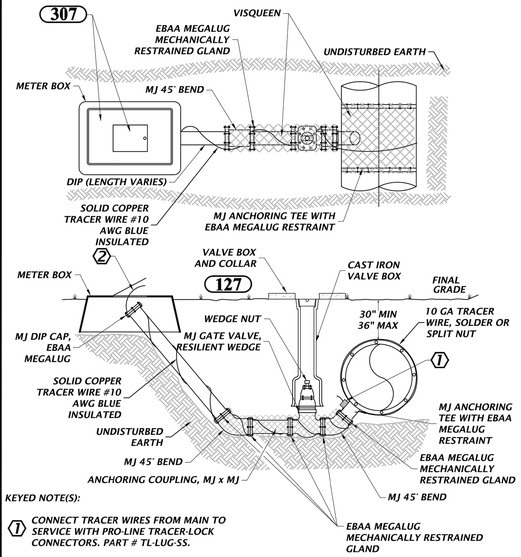
Tools: gwgw Plot Date: Oct 24,2024 12:41pm Filename: N:\2022\22-0316\Department\04_Engineering\02_DWG\Production\Plan\22-0316 WM.dwg



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

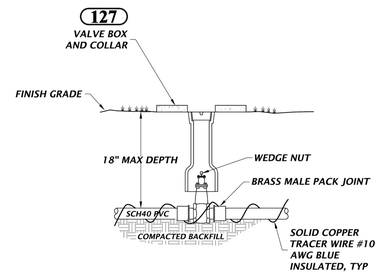
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

106 2" AND 3" BLOW OFF ASSEMBLY
NTS



GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER SERVICE CONNECTIONS
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

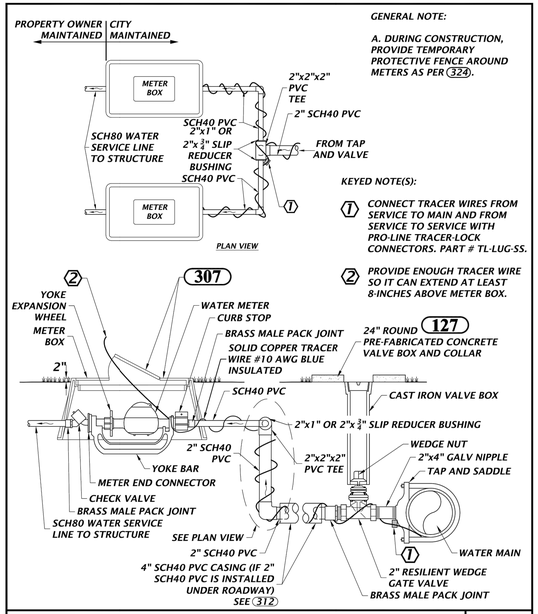
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



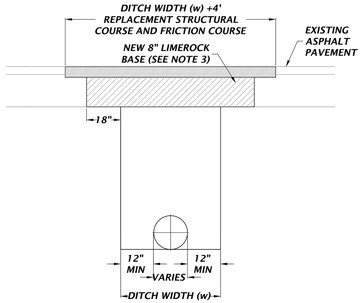
GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METERS AS PER 324.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

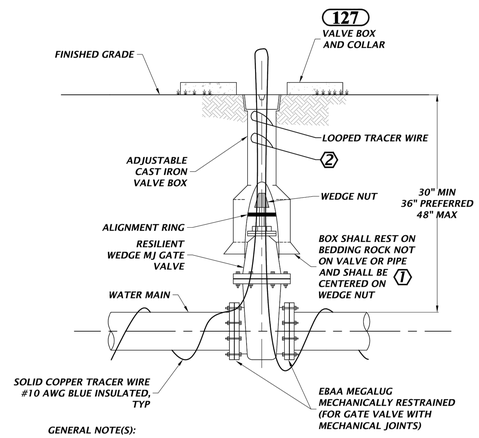
130 DUAL WATER SERVICE CONNECTION
NTS



GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL 303 FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS



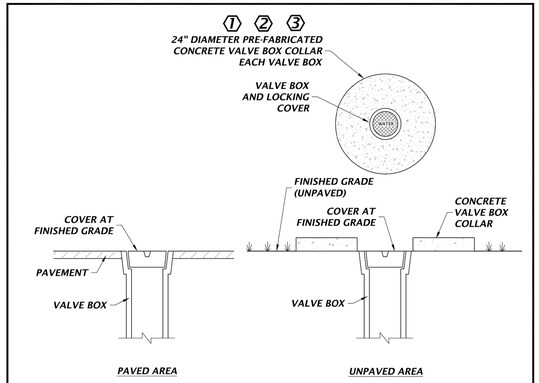
GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

CONSTRUCTION/RED REVISIONS

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: UTILITY DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FL PE No. 92335

SHEET NO. C3.30

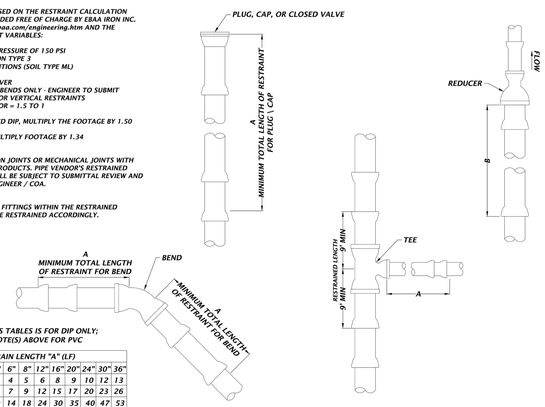
Tools: grep● Plot Date: Oct 24,2024● 12:41pm Filename: N:\2022\22-0316\Department\Civil_Engineering\02_DWGS\Production Files\22-0316 07.dwg

GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
E. 2 FEET OF COVER
F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAIN PUSH-ON JOINTS OR MECHANICAL JOINTS WITH EBBA MEGALUG PRODUCTS. PIPE VENDOR'S RESTRAINED JOINT SYSTEM WILL BE SUBJECT TO SUBMITTAL REVIEW AND APPROVAL BY ENGINEER / COA.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) ABOVE FOR PVC

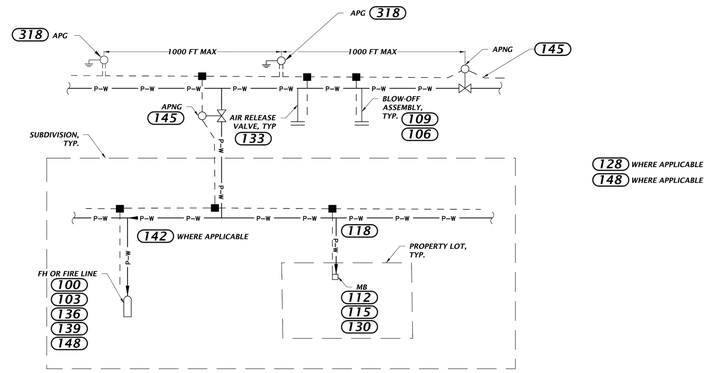
	RESTRAIN LENGTH "A" (LF)								
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

	RESTRAIN (LF)	
FITTING SIZE	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

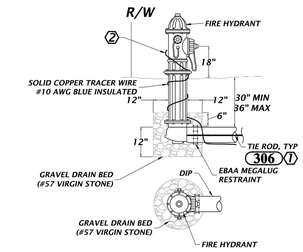
A.T.=RESTRAINT REQUIRED AT TEE ONLY.
*-NOT APPLICABLE

309 JOINT RESTRAINT
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

100 FIRE HYDRANT (DEAD END)
NTS

FLOW STREAMS

- PW — POTABLE WATER
- WW—FM — WASTEWATER FORCE MAIN
- WW—GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

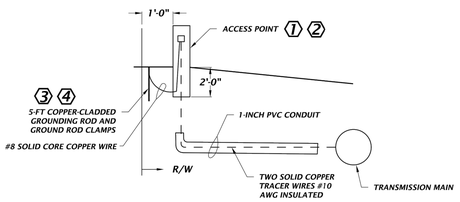
SYMBOLS

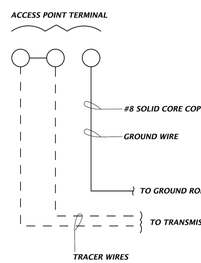
- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS





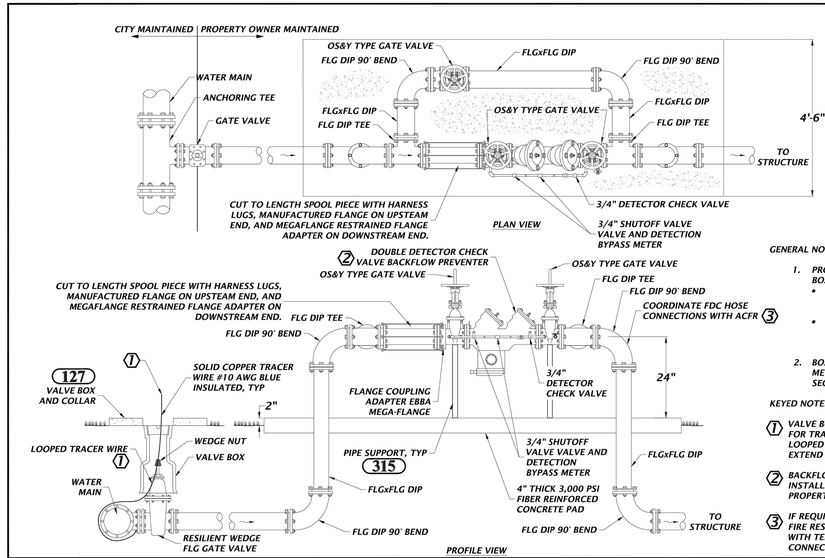
GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

1. PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
2. COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
3. INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
4. DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

318 ACCESS POINT FOR TRANSMISSION MAIN
NTS



GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
2. BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE:

1. VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.
2. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.
3. IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.

139 FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/31/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL
10/24/2024 - CITY OF ALACHUA SUBMITTAL

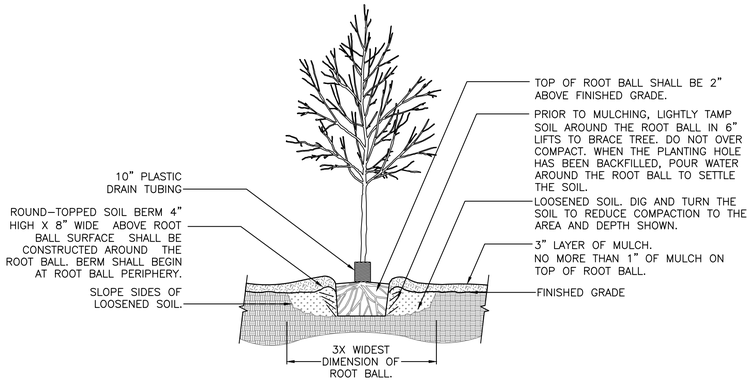
CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZZO SELF STORAGE
SHEET TITLE: UTILITY DETAILS

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

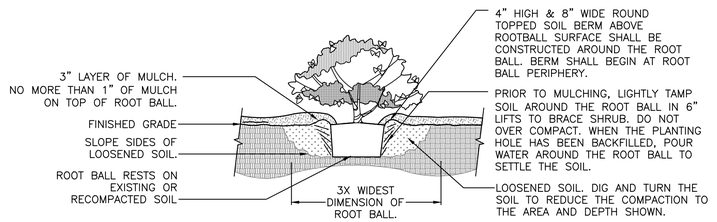
MITCHELL G. MASON
Mitchell G. Mason, State of Florida, Professional Engineer, License No. 92335
This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FL PE No. 92335

SHEET NO. C3.31

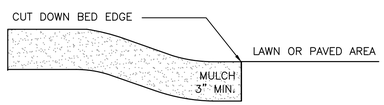
Tech: gwgw Plot Date: Oct 24,2024 12:41pm Filename: N:\2022\22-0316\Departments\04_Engineering\02_DWGs\Production Files\22-0316 DT.dwg



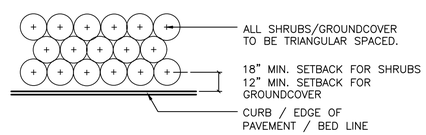
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



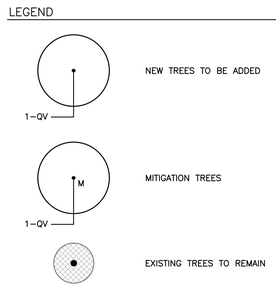
3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LEGEND



KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, it's the law.
Call 811 two business days before digging

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	9.6 ACRES
50' ACCESS EASEMENT	1 ACRE
SITE AREA (FOR LANDSCAPE CALCULATIONS)	8.6 ACRES
TOTAL PROPOSED OPEN AREA	2.5 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	26%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.3 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	13.5%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 105 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 4 CANOPY TREES REQUIRED 2 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	4 CANOPY TREES PROVIDED 2 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 3,830 S.F. 1 CANOPY/UNDERSTORY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER TREE REQUIRED 2 UNDERSTORY TREES REQUIRED 20 SHRUBS REQUIRED	2 UNDERSTORY TREES PROVIDED 20 SHRUBS PROVIDED

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED (NO MORE THAN 75% REQUIREMENT FULFILLED VIA TREE PRESERVATION CREDITS)
SOUTH PERIMETER	400 L.F. BUFFER TYPE 'C' 15' WIDTH (EXCLUDING THE 50' ACCESS EASEMENT AND WETLAND AREA)	OPTION 1 1 CANOPY TREE / 30 LF (13 CANOPY TREES REQUIRED) EVERGREEN HEDGE	13 CANOPY TREES (13 PROPOSED)
WEST PERIMETER	872 L.F. BUFFER TYPE 'D' 15' WIDTH	OPTION 1 1 CANOPY TREE / 25 LF (35 CANOPY TREES REQUIRED) 1 UNDERSTORY TREE / 40 LF (22 UNDERSTORY TREES REQUIRED) EVERGREEN HEDGE	35 CANOPY TREES (4 CREDITED FROM PRESERVATION CREDITS + 31 PROPOSED) 22 UNDERSTORY TREES (22 PROPOSED) EVERGREEN HEDGE

NOTE: THE WESTERN PERIMETER BUFFER HAS BEEN LOCATED 50' INSIDE THE PROJECT AREA TO PROVIDE ROOM FOR A 50' ACCESS EASEMENT.

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED (NO MORE THAN 75% REQUIREMENT FULFILLED VIA TREE PRESERVATION CREDITS)
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 8.6 ACRES = 26 CANOPY TREES REQUIRED	26 CANOPY TREES PROVIDED (19 CREDITED FROM PRESERVATION CREDITS + 7 PROPOSED)
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 8.6 ACRES = 17 TREES REQUIRED	17 CANOPY TREES PROVIDED (12 CREDITED FROM PRESERVATION CREDITS + 5 PROPOSED)
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 8.6 ACRES = 17 TREES REQUIRED	17 CANOPY TREES PROVIDED (12 CREDITED FROM EXISTING + 5 PROPOSED)
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 8.6 ACRES = 17 TREES REQUIRED	17 CANOPY TREES PROVIDED (12 CREDITED FROM EXISTING + 5 PROPOSED)
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 8.6 ACRES = 52 TREES REQUIRED 50% IN FRONT = 26 TREES REQUIRED 25% ON EAST SIDE = 13 TREES REQUIRED 25% ON WEST SIDE = 13 TREES REQUIRED 52 UNDERSTORY TREES REQUIRED	FRONT SIDE 26 UNDERSTORY TREES PROVIDED (17 CREDITED FROM PRESERVATION CREDITS + 9 PROPOSED) EAST SIDE 13 UNDERSTORY TREES PROVIDED (9 CREDITED FROM PRESERVATION CREDITS + 4 PROPOSED) WEST SIDE 13 UNDERSTORY TREES PROVIDED (9 CREDITED FROM PRESERVATION CREDITS + 4 PROPOSED) 52 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 80 LF NORTH FACADE = 3 TREES REQUIRED 80 LF SOUTH FACADE = 3 TREES REQUIRED 705 LF WEST FACADE = 28 TREES REQUIRED 702 LF EAST FACADE = 28 TREES REQUIRED	NORTH FACADE 3 CANOPY TREES PROVIDED (3 PROPOSED) SOUTH FACADE 3 CANOPY TREES PROVIDED (3 PROPOSED) WEST FACADE 28 CANOPY TREES PROVIDED (21 CREDITED FROM PRESERVATION CREDITS + 7 PROPOSED) EAST FACADE 28 CANOPY TREES PROVIDED (21 CREDITED FROM PRESERVATION CREDITS + 7 PROPOSED) ROW OF SHRUBS PROVIDED ON ALL SIDES

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	8	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	30 GAL, 11' HT, 3' SPR, 2" CAL
BN	6	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	30 GAL, 12' HT, 42" SPR, 2" CAL
CC	9	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL, 6' HT, 30" SPR, 1.5" CAL
IAE	8	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	15 GAL, 6' HT, 30" SPR, 1.5" CAL
INS	31	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
JS	21	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	30 GAL, 12' HT, 42" SPR, 2" CAL
LIN	3	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL, 8' HT, 30" SPR, 1.5" CAL
MGD	25	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
QV	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL, 10' HT, 54" SPR, 2" CAL
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
SHRUBS				
IDB	384	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
VOS	318	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD/SEED				
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLAN COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT

PLANT SELECTION FOR THIS PROJECT HAS BEEN DESIGNED TO UTILIZE FLORIDA FRIENDLY PLANT MATERIALS, AS OUTLINED BY THE UNIVERSITY OF FLORIDA IFAS EXTENSION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(7)(b)(vi).

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

TREE PRESERVATION/CREDITS CALCULATIONS

TREE TAG	TAG LABEL	SCIENTIFIC NAME	COMMON NAME	GRADE	CREDITS
6	13" LO	Quercus virginiana	Live Oak	3.5	3
7	20" LO	Quercus virginiana	Live Oak	3.5	6
8	9" SG	Liquidambar styraciflua	Sweetgum	3	1
9	21"LO	Quercus virginiana	Live Oak	3.5	6
10	24"LO	Quercus virginiana	Live Oak	3	6
367	17" LO	Quercus virginiana	Live Oak	3	3
373	10" SG	Liquidambar styraciflua	Sweetgum	3	3
374	7"15" SG	Liquidambar styraciflua	Sweetgum	3	3
376	23" LOB	Pinus spp.	Pine	4	6
384	4" SG	Liquidambar styraciflua	Sweetgum	3	1
385	11" SG	Liquidambar styraciflua	Sweetgum	3	3
388	22" LOB	Pinus spp.	Pine	4	6
454	16" LO	Quercus virginiana	Live Oak	4	3
478	29" LO	Quercus virginiana	Live Oak	3.5	6
493	12"29" LO	Quercus virginiana	Live Oak	4	6
511	26" SG	Liquidambar styraciflua	Sweetgum	3.5	6
516	28" SG	Liquidambar styraciflua	Sweetgum	3.5	6
520	19" SG	Liquidambar styraciflua	Sweetgum	4	3
522	24" SG	Liquidambar styraciflua	Sweetgum	3.5	6
528	26" SG	Liquidambar styraciflua	Sweetgum	3.5	6
529	18" SG	Liquidambar styraciflua	Sweetgum	3.5	3
650	23" SG	Liquidambar styraciflua	Sweetgum	3.5	6
658	24" LOB	Pinus spp.	Pine	4	6
661	25" LOB	Pinus spp.	Pine	4	6
662	24" SG	Liquidambar styraciflua	Sweetgum	3.5	6
708	25" LOB	Pinus spp.	Pine	4	6
714	33" LO	Quercus virginiana	Live Oak	4	12
737	23" LO	Quercus virginiana	Live Oak	3.5	6
786	9"29" LO	Quercus virginiana	Live Oak	3.5	6
793	13" LO	Quercus virginiana	Live Oak	3.5	3
798	17" LO	Quercus virginiana	Live Oak	3	3
837	20"LO	Quercus virginiana	Live Oak	3.5	6
*1105	9"LOB	Pinus spp.	Pine	3	1
*1205	15"LOB	Pinus spp.	Pine	3	3

NOTE:
TREE PRESERVATION CREDITS HAVE BEEN APPLIED TOWARDS FULFILLING NO MORE THAN 75% OF THE LANDSCAPE REQUIREMENTS.

TOTAL CREDITS = 162

ALL OF THE ABOVE TREES WERE EVALUATED ONSITE TO CONFIRM SPECIES AND REVIEW HEALTH AND CONDITION, ACCORDINGLY, GRADES OF 0-5 HAVE BEEN ASSIGNED TO EACH TREE BASED ON THE ASSESSED CONDITION AT THE TIME OF THE SITE WALK-THROUGH IN FEBRUARY 2024. ANY TREES GRADED AT A 3 OR ABOVE HAVE BEEN DEEMED OF A CONDITION CONSISTENT WITH THE STANDARDS OF THE CITY OF ALACHUA CODE TO MEET THE CREDIT REQUIREMENTS. THESE TREES HAD NO OBVIOUS SIGNS OF IMMEDIATE FAILURE, CONTRIBUTE TO THE OVERALL FORESTED CONDITION OF THE BUFFER, AND ARE OF A SPECIES NATIVE TO THIS AREA.

*TREES LOCATED ALONG THE WESTERN SITE BUFFER.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: N/A
VERIFY SCALE BAR ON INDICATED SHEET SIZE
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

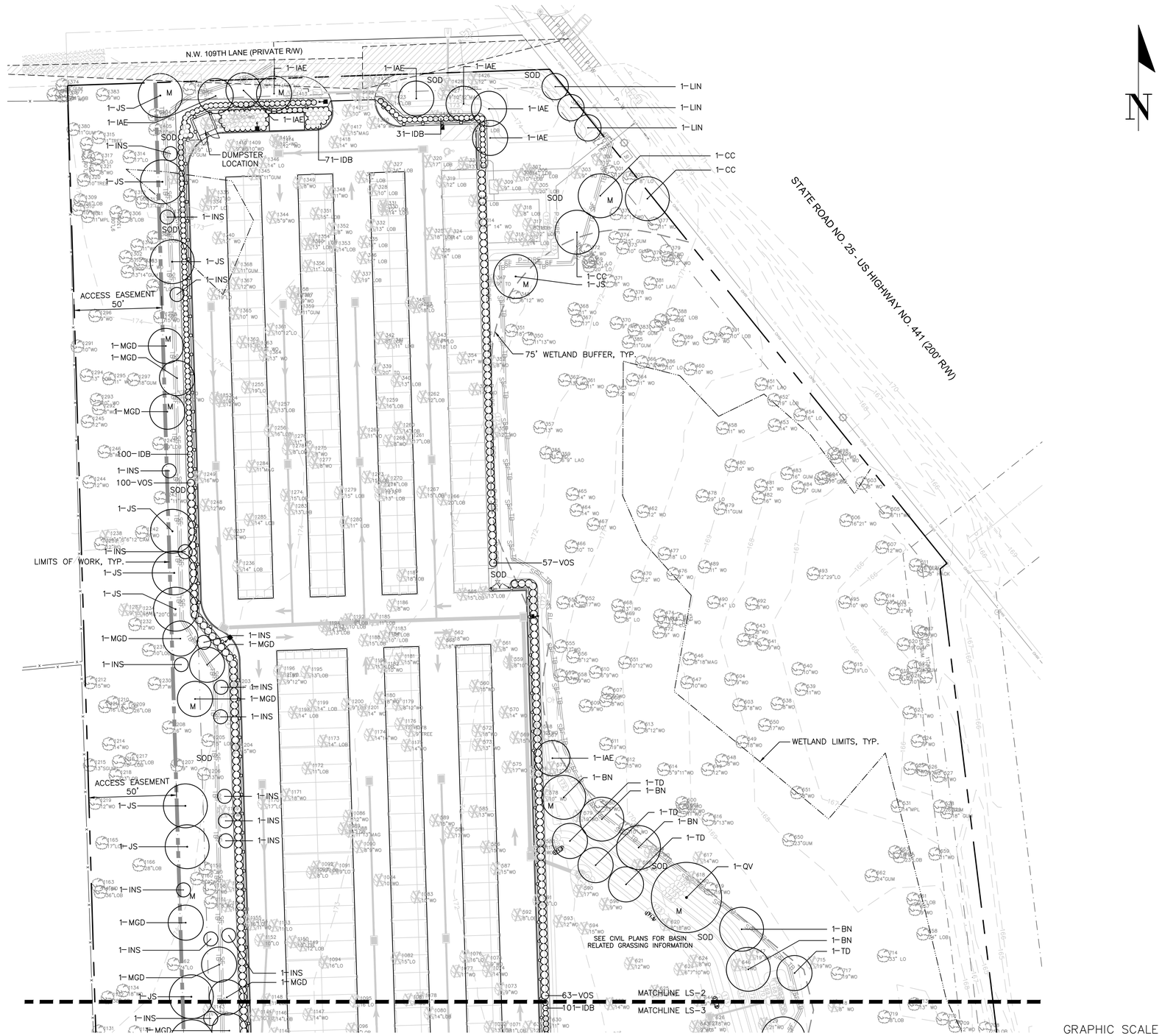
SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/02/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RUZZO SELF STORAGE
SHEET TITLE: LANDSCAPE NOTES AND DETAILS

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0316

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-1



N

GRAPHIC SCALE

0 15 30 60

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/13/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZO SELF STORAGE

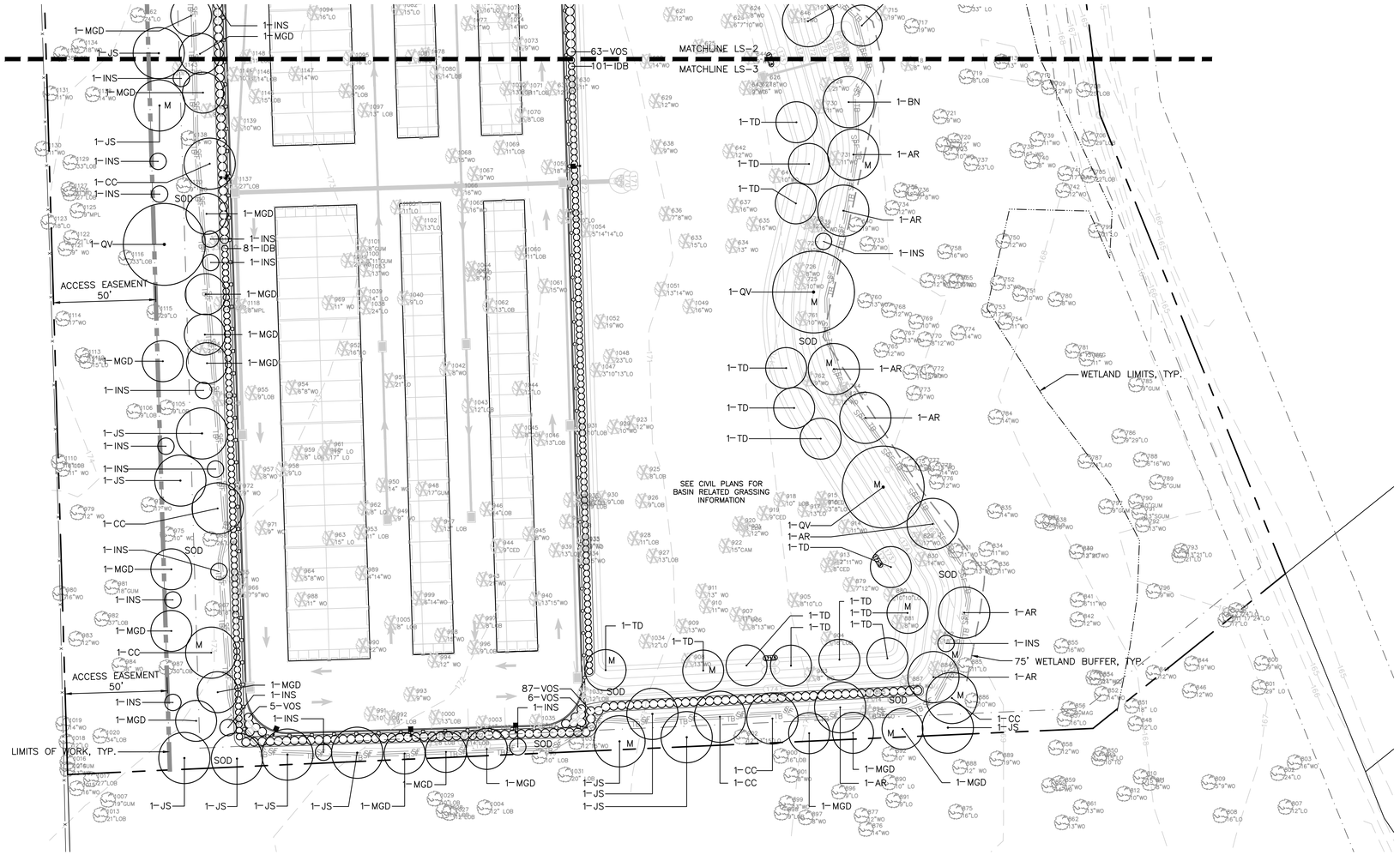
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CTL
PROJECT NUMBER:

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-2

Tech: john-mitchelle Plot Date: Oct 24,2024 9:59am Filename: W:\2022\22-0316\Department\03_Design\03_DWG\01_Permitting\22-0316-Design-base.dwg



N

GRAPHIC SCALE

0 15 30 60

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE BAR ON THIS SHEET IS 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/02/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZO SELF STORAGE

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0316

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-3

Tools: john-mitchell Plot Date: Oct 24,2024 10:00am Filename: M:\2022\22-0316\Departments\03_Design\02_DWG\01_Permitting\22-0316-Design-base.dwg

TREE MITIGATION/DEMOLITION LIST

TAG	TAG LABEL	SCIENTIFIC NAME	COMMON NAME	MITIGATION (INCHES)
300	10" LO	Quercus virginiana	Live Oak	2
307	14" LOB	Sabal palmetto	Palm	2
310	15" LOB	Quercus nigra	Water Oak	2
321	13" WO	Quercus nigra	Water Oak	2
322	14" LOB	Sabal palmetto	Palm	2
324	14" LOB	Quercus virginiana	Live Oak	2
326	14" LOB	Liquidambar styraciflua	Sweetgum	2
339	20" TO	Quercus laevis	Turkey Oak	2
343	14" LO	Quercus virginiana	Live Oak	2
344	18" LO	Quercus virginiana	Live Oak	2
345	10" WO	Quercus nigra	Water Oak	2
353	14" WO	Quercus nigra	Water Oak	2
354	11" WO	Quercus nigra	Water Oak	2
356	12" WO	Quercus nigra	Water Oak	2
559	8"10"WO	Quercus nigra	Water Oak	2
560	15"WO	Quercus nigra	Water Oak	2
562	18"WO	Quercus nigra	Water Oak	2
563	18"WO	Quercus nigra	Water Oak	2
567	10"WO	Quercus nigra	Water Oak	2
568	12"WO	Quercus nigra	Water Oak	2
569	15"WO	Quercus nigra	Water Oak	2
570	14" WO	Quercus nigra	Water Oak	2
572	18"WO	Quercus nigra	Water Oak	2
573	13" WO	Quercus nigra	Water Oak	2
575	17"WO	Quercus nigra	Water Oak	2
576	12"WO	Quercus nigra	Water Oak	2
577	12"WO	Quercus nigra	Water Oak	2
578	10" WO	Quercus nigra	Water Oak	2
579	19"WO	Quercus nigra	Water Oak	2
583	11"WO	Quercus nigra	Water Oak	2
584	17"WO	Quercus nigra	Water Oak	2
585	13"WO	Quercus nigra	Water Oak	2
586	15"WO	Quercus nigra	Water Oak	2
587	15"WO	Quercus nigra	Water Oak	2
588	17"WO	Quercus nigra	Water Oak	2
589	15"WO	Quercus nigra	Water Oak	2
590	17"WO	Quercus nigra	Water Oak	2
591	13"LO	Quercus virginiana	Live Oak	2
593	12"WO	Quercus nigra	Water Oak	2
594	15"WO	Quercus nigra	Water Oak	2
598	15"WO	Quercus nigra	Water Oak	2
599	18"WO	Quercus nigra	Water Oak	2
617	14"WO	Quercus nigra	Water Oak	2
620	8"18"WO	Quercus nigra	Water Oak	2
621	12"WO	Quercus nigra	Water Oak	2
623	6"7"10"WO	Quercus nigra	Water Oak	2
626	18"WO	Quercus nigra	Water Oak	2
627	16" WO	Quercus nigra	Water Oak	2
628	14"WO	Quercus nigra	Water Oak	2
629	12"WO	Quercus nigra	Water Oak	2
630	11" WO	Quercus nigra	Water Oak	2
631	12"WO	Quercus nigra	Water Oak	2
633	15"LO	Quercus virginiana	Live Oak	2
634	13" WO	Quercus nigra	Water Oak	2
635	16"WO	Quercus nigra	Water Oak	2
637	16"WO	Quercus nigra	Water Oak	2
639	12"WO	Quercus nigra	Water Oak	2
641	10"WO	Quercus nigra	Water Oak	2
642	12"WO	Quercus nigra	Water Oak	2
646	15"WO	Quercus nigra	Water Oak	2
647	19"WO	Quercus nigra	Water Oak	2
715	19"WO	Quercus nigra	Water Oak	2
725	10"WO	Quercus nigra	Water Oak	2
727	11"WO	Quercus nigra	Water Oak	2
728	12"WO	Quercus nigra	Water Oak	2
729	21"WO	Quercus nigra	Water Oak	2
730	11"WO	Quercus nigra	Water Oak	2
731	11"WO	Quercus nigra	Water Oak	2
761	10"WO	Quercus nigra	Water Oak	2
763	12"WO	Quercus nigra	Water Oak	2
764	12"WO	Quercus nigra	Water Oak	2
829	17"WO	Quercus nigra	Water Oak	2
830	14"WO	Quercus nigra	Water Oak	2
879	7"12"WO	Quercus nigra	Water Oak	2
880	10"10"LO	Quercus virginiana	Live Oak	2
882	18"WO	Quercus nigra	Water Oak	2
884	15"WO	Quercus nigra	Water Oak	2
887	12" WO	Quercus nigra	Water Oak	2
894	6"15"LO	Quercus virginiana	Live Oak	2
895	14" LO	Quercus virginiana	Live Oak	2
905	8"10"LO	Quercus virginiana	Live Oak	2
906	8"13"WO	Quercus nigra	Water Oak	2
907	11"LO	Quercus virginiana	Live Oak	2
908	13"WO	Quercus nigra	Water Oak	2
909	13"WO	Quercus nigra	Water Oak	2
910	11"WO	Quercus nigra	Water Oak	2
911	13" WO	Quercus nigra	Water Oak	2
913	7"11"WO	Quercus nigra	Water Oak	2
914	11"WO	Quercus nigra	Water Oak	2
917	13"LO	Quercus virginiana	Live Oak	2
921	12"WO	Quercus nigra	Water Oak	2
923	12"WO	Quercus nigra	Water Oak	2
929	10"WO	Quercus nigra	Water Oak	2
934	15"WO	Quercus nigra	Water Oak	2
940	13"15"WO	Quercus nigra	Water Oak	2
943	21"WO	Quercus nigra	Water Oak	2
948	17"GUM	Liquidambar styraciflua	Sweetgum	2
950	14" WO	Quercus nigra	Water Oak	2
951	21"LO	Quercus virginiana	Live Oak	2
952	16"LO	Quercus virginiana	Live Oak	2
960	17" LO	Quercus virginiana	Live Oak	2
961	15" LO	Quercus virginiana	Live Oak	2
963	15" LO	Quercus virginiana	Live Oak	2
965	10" WO	Quercus nigra	Water Oak	2
969	11" WO	Quercus nigra	Water Oak	2
988	11" WO	Quercus nigra	Water Oak	2
989	4"14"WO	Quercus nigra	Water Oak	2
990	22"WO	Quercus nigra	Water Oak	2
994	12" WO	Quercus nigra	Water Oak	2
998	15"WO	Quercus nigra	Water Oak	2
999	6"14"WO	Quercus nigra	Water Oak	2
1034	12"LO	Quercus virginiana	Live Oak	2
1038	24"LO	Quercus virginiana	Live Oak	2
1039	14" LO	Quercus virginiana	Live Oak	2
1044	12"LO	Quercus virginiana	Live Oak	2
1047	3"10"13"LO	Quercus virginiana	Live Oak	2
1047	3"10"13"LO	Quercus virginiana	Live Oak	2
1048	23"LO	Quercus virginiana	Live Oak	2
1049	16"WO	Quercus nigra	Water Oak	2
1051	13"14"WO	Quercus nigra	Water Oak	2
1052	19"WO	Quercus nigra	Water Oak	2
1053	13"WO	Quercus nigra	Water Oak	2
1054	5"14"14"LO	Quercus virginiana	Live Oak	2
1055	10"10"LO	Quercus virginiana	Live Oak	2
1059	18"WO	Quercus nigra	Water Oak	2
1061	15"WO	Quercus nigra	Water Oak	2
1065	16"WO	Quercus nigra	Water Oak	2
1066	16"WO	Quercus nigra	Water Oak	2
1068	15"WO	Quercus nigra	Water Oak	2
1074	14"WO	Quercus nigra	Water Oak	2
1076	16"LO	Quercus virginiana	Live Oak	2
1077	11"WO	Quercus nigra	Water Oak	2
1078	14"WO	Quercus nigra	Water Oak	2
1082	15"LO	Quercus virginiana	Live Oak	2
1083	10"WO	Quercus nigra	Water Oak	2
1084	10"WO	Quercus nigra	Water Oak	2
1086	12"WO	Quercus nigra	Water Oak	2
1088	11"13"MAG	Magnolia grandiflora	Magnolia	2
1094	16"LO	Quercus virginiana	Live Oak	2
1099	20"WO	Quercus nigra	Water Oak	2
1100	8"11"GUM	Liquidambar styraciflua	Sweetgum	2
1102	13"LO	Quercus virginiana	Live Oak	2
1103	11"LO	Quercus virginiana	Live Oak	2
1104	22"WO	Quercus nigra	Water Oak	2
1139	10"WO	Quercus nigra	Water Oak	2
1143	15"WO	Quercus nigra	Water Oak	2
1144	10"LO	Quercus virginiana	Live Oak	2
1147	14"WO	Quercus nigra	Water Oak	2
1152	10"LO	Quercus virginiana	Live Oak	2
1153	11"LO	Quercus virginiana	Live Oak	2
1154	11"WO	Quercus nigra	Water Oak	2
1156	17"WO	Quercus nigra	Water Oak	2
1169	10"WO	Quercus nigra	Water Oak	2
1170	17"LO	Quercus virginiana	Live Oak	2
1171	18"WO	Quercus nigra	Water Oak	2
1174	14"16"WO	Quercus nigra	Water Oak	2
1175	14"WO	Quercus nigra	Water Oak	2
1176	12"WO	Quercus nigra	Water Oak	2
1179	8"12"WO	Quercus nigra	Water Oak	2
1180	18"WO	Quercus nigra	Water Oak	2
1181	15"WO	Quercus nigra	Water Oak	2
1182	10"WO	Quercus nigra	Water Oak	2
1196	12"WO	Quercus nigra	Water Oak	2
1197	9"12"WO	Quercus nigra	Water Oak	2
1201	14" WO	Quercus nigra	Water Oak	2
1204	15"WO	Quercus nigra	Water Oak	2
1248	12"WO	Quercus nigra	Water Oak	2
1249	16"WO	Quercus nigra	Water Oak	2
1253	12"WO	Quercus nigra	Water Oak	2
1254	12"WO	Quercus nigra	Water Oak	2
1255	19"LO	Quercus virginiana	Live Oak	2
1263	18"LO	Quercus virginiana	Live Oak	2
1269	11"WO	Quercus nigra	Water Oak	2
1276	11" WO	Quercus nigra	Water Oak	2
1284	11"MAG	Magnolia grandiflora	Magnolia	2
1334	17" LO	Quercus virginiana	Live Oak	2
1335	11"LO	Quercus virginiana	Live Oak	2
1336	4"18"WO	Quercus nigra	Water Oak	2
1337	20"GUM	Liquidambar styraciflua	Sweetgum	2
1340	13" WO	Quercus nigra	Water Oak	2
1345	9"11"GUM	Liquidambar styraciflua	Sweetgum	2
1346	14" LO	Quercus virginiana	Live Oak	2
1348	11"WO	Quercus nigra	Water Oak	2
1358	18"WO	Quercus nigra	Water Oak	2
1359	11"GUM	Liquidambar styraciflua	Sweetgum	2
1361	10"12"LO	Quercus virginiana	Live Oak	2
1362	11"LO	Quercus virginiana	Live Oak	2
1363	12" WO	Quercus nigra	Water Oak	2
1364	13" WO	Quercus nigra	Water Oak	2
1365	10" WO	Quercus nigra	Water Oak	2
1367	12"WO	Quercus nigra	Water Oak	2
1368	11"GUM	Liquidambar styraciflua	Sweetgum	2
1369	19"LO	Quercus virginiana	Live Oak	2
1406	12"WO	Quercus nigra	Water Oak	2
1407	10"WO	Quercus nigra	Water Oak	2
1409	10"WO	Quercus nigra	Water Oak	2
1411	10"WO	Quercus nigra	Water Oak	2
1412	6"12"14"15"LO	Quercus virginiana	Live Oak	2
1413	10" WO	Quercus nigra	Water Oak	2
1414	12" WO	Quercus nigra	Water Oak	2
1415	12" WO	Quercus nigra	Water Oak	2
1417	15"MAG	Magnolia grandiflora	Magnolia	2
1418	14" WO	Quercus nigra	Water Oak	2
1421	10" WO	Quercus nigra	Water Oak	2
1422	13"13"WO	Quercus nigra	Water Oak	2
1426	12" WO	Quercus nigra	Water Oak	2
1427	9"10"12"MAG	Magnolia grandiflora	Magnolia	2
1428	5"9"10"MPL	Acer rubrum	Maple	2
1429	16"WO	Quercus nigra	Water Oak	2

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES 0 TREES..... 0" TOTAL INCHES REQUIRED..... 0"
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 209 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT..... 209 TREES TOTAL INCHES REQUIRED (50% 2" & 50% 1.5")..... 366"
SUMMARY	TOTAL INCHES REQUIRED FOR INCH-FOR-INCH REPLACEMENT..... 0" TOTAL INCHES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT..... 366" TOTAL REPLACEMENT INCHES PROVIDED 18 TREES @ 2"..... 36" 5 TREES @ 1.5"..... 7.5" TOTAL MITIGATION DEFICIT..... 322.5" TOTAL MITIGATION COST @ $125 PER INCH..... $40,312.50

NOTE: MITIGATION PLANTINGS PROVIDED REPRESENT NO MORE THAN 25% OF THE REQUIRED LANDSCAPE FROM SECTION 6.2.2.

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: 1"=30'
VERIFY SCALE BAR ON DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/16/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZO SELF STORAGE
SHEET TITLE: TREE MITIGATION CALCULATIONS

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0316

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMPSON LA6667436 STATE OF FLORIDA

SHEET NO.: LS-4

Tech: john-michaels Plot Date: Oct 24,2024 10:00am Filename: M:\2022\22-0316\Department\03_Design\02_DWG\01_Permitting\22-0316-Design-base.dwg

SYMBOL	MANUFACTURER/MODEL
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC-700-PL 7 Station Controller
S	Hunter Miniclik Rain Sensor
M	Water Meter 3/4" (by others)
———	Irrigation Lateral Line: PVC Class 160
— — — —	Irrigation Mainline: PVC 1-1/2" Class 200
= = = = = = = =	Pipe Sleeve: PVC Schedule 40

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, It's free, it's the law.
Call 811 two business days before digging

SECTION 328400 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS
A. Section 310000 - Earthwork
B. Section 329000 - Planting

1.2 SUMMARY
A. Provide all labor, equipment and incidentals required to render all services required to furnish and install a new automatic irrigation system to serve existing and new plantings and turf within the project area.

7. Reference in Section 02510 re. Saw cut pavement.

1.3 SUBMITTALS
A. Submit documentation of actual water supply performance for review and approval prior to commencing installation.
B. Submit electronic copies of product literature for all sprinklers, sprinkler nozzles, automatic control valves, controller, control wire, rain sensor, valve boxes and irrigation piping.
C. Record Drawings:
1. Prepare an electronic as-built drawing (PDF and DWG file format) as installation proceeds and to be submitted prior to final inspection, including:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents and relevant shop drawings. Mark this copy "PROJECT RECORD COPY" on cover and maintain in good condition for use in the field by the Landscape Architect and/or Owner.
D. Instruction Manual: Provide a type-written instruction manual that lists complete instructions for system operation and maintenance. Include information about which zones relate to which valve(s) and the general location of these valves.
E. Warranties as listed below.
F. Final payment for system will not be authorized until accurate and complete submittals have been reviewed and approved by the Landscape Architect.

1.4 QUALITY CONTROL
A. All work shall be performed by a Contractor who has completed irrigation work of comparable construction cost and of similar scope in material, design, and extent to that as indicated for this project.
B. Work and materials shall be in accordance with latest rules and regulations and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
C. Contractor shall obtain all necessary permits, licenses, notifications, and fees necessary for the completion of the work.
D. Pre-Installation Conference: Meet with the Owner's Representative and Landscape Architect on site to discuss and clarify all aspects of job requirements and sequencing prior to commencing work. Notice and coordinating the scheduling of the conference shall be the responsibility of the Contractor. Provide ten (10) days' notice of the pre-installation conference.
E. Mainline, laterals, and valves are shown for clarity purposed only. All irrigation equipment to be installed within the project area shown.
F. Location of mainline, laterals, valves, and heads are approximate. Actual placement may vary slightly as required to provide head to head coverage and avoid existing improvements, overspray, and trees or improvements to remain.
G. Contractor shall maintain and experienced, full-time supervisor on the project site during all irrigation installation activities.
H. Ensure existing landscape to remain continues to be irrigated throughout construction and until final acceptance.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Contractor is responsible for all delivery, shipping, and safe and proper storing of materials.
B. Protect materials from damage and prolonged exposure to sunlight.

1.7 Warranty
A. Provide a one (1) year warranty to include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

PART 2 - PRODUCTS

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Utilize pipe purple in color if reclaimed water is the irrigation water source.
C. Pipe.
1. Pressure Lines: as indicated on plans
2. Lateral Lines: as indicated on plans
3. Risers: Schedule 80 PVC, gray
4. Sleeving: Schedule 40 PVC
D. Fittings: Schedule 40 PVC.

2.2 SPRINKLER HEADS
A. Conform to requirements shown on plans as to type, radius of throw, pressure, and discharge.

2.3 MICRO-IRRIGATION PRODUCTS
Drip tubing for site landscape beds: Pressure compensating, UV-resistant, dripline as per irrigation schedule on plans. Utilize pipe purple in color if reclaimed water is the irrigation water source.

2.4 WIRING
A. Control wire shall be UL listed, single strand, size 14 gauge, color coded copper conductor direct burial wire. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Install two spare control wires with mainline from controller.
B. Wire size shall be indicated on wire in a visible location when installed.
C. Use white or gray color for common wire.

2.5 VALVES
A. Valves shall be of size and type indicated in plans.
B. Gate Valves, if required: Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.

2.6 VALVE ACCESSORIES
A. Valve Boxes.
1. Valve boxes shall be 12-inch minimum Rectangular Heavy Duty PVC with locking lid. Mark all lids 'Irrigation Control Valve'.
2. If using reclaimed water for irrigation, utilize purple valve boxes with 'Reuse' stamped or noted on lid.
3. Do not install more than one (1) valve in a single box.
4. Valve boxes shall be large enough for easy removal or maintenance of valves.
5. Mark all lids 'Irrigation Control Valve'.
6. Acceptable manufacturers include:
a. Ametek
b. Brooks
c. Carson

2.7 CONTROLLER
A. Controller shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications including proper cadwelded and not clamped grounding procedures.

2.8 WEATHER SENSOR
A. If needed, the rain, wind, or other weather sensor shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications.

PART 3 - EXECUTION

3.1 PREPARATION
A. Protect existing irrigation, landscape, hardscape and other improvements to remain. Work of others damaged by the Contractor during course of his work shall be replaced or repaired by the Contractor at his/her expense.
B. It is the responsibility of the Contractor, at no additional cost to the Owner, to ensure that the existing system is protected, operational, and continues to provide irrigation to existing landscape to remain throughout the project's construction and until final acceptance.

3.2 INSTALLATION
A. Install irrigation materials and equipment as detailed on plans. If plans do not thoroughly describe the techniques to be used, the installer shall follow the installation methods and instructions as recommended by their manufacturer.
B. Adjust all components to obtain specified operating parameters, including coverage, operating pressure, flow rates, and operation times, as indicated on drawings or within specifications.
C. Trenching and Backfilling
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
D. Sleeving: All irrigation lines placed under pavement shall be sleeved as shown on plans. Install at depth as indicated in details on plans.
E. Installation or Modification of Plastic Pipe
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on plans, install main and lateral lines with a minimum cover of eighteen (18") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on plans.
4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
5. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
6. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
7. Tape threaded connection with teflon tape.
8. Install concrete thrust blocks wherever change of direction occurs at PVC main pressure lines, unless otherwise detailed on Drawings.
F. Valve Wiring:
1. Tape control wire to bottom of main line every ten (10') feet.
2. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes.
3. Each common wire may serve only one controller.
4. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as an extra wires. These wires shall be of a different color than the primary control wire.
G. Control Valves:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install top of valve a minimum of 15" from finished grade.
3. Locate all valves in planting beds or mulched areas with a minimum offset of 3'-0" from back of curb or edge of pavement.
4. Provide valve number identification tags to all valves as shown in details.
5. Install red and white isolation valves as per details before all groups of remote control valves.
H. Valve Boxes:
1. All valves, including solenoid, gate, isolation, air relief, flush, and control, as well as surge protectors and filters shall be located within specified valve boxes.
2. Install no more than one valve per valve box.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install valve boxes over nine (9") inches of gravel for drainage. Gravel to be cleaned, sized ¾" min. - 3" maximum. Gravel to sit over weed-barrier fabric.
5. Do not bury valve within gravel. Valve to sit on top of gravel bed.
6. Label all valve box covers with the corresponding controller zone number. Numbering size shall be 1" in height.
I. Sprinkler Heads:
1. Prior to installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Head spacings shown on plan are maximums. Do not exceed spacings shown on plan. Spacing may be adjusted to accommodate changes in terrain, avoid obstructions, or respond to changes in planting layout as long as the modified spacings to do not exceed the spacings shown in plans. Unless otherwise indicated in plans, provide 100% irrigation coverage.
3. Locate no sprinkler head closer than twelve (12") inches from building foundation.
4. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of four (4") inch clearance between head and mowing strip, walk or curb.
5. Place tree bubblers at outer edge of rootball and not outer edge of planting hole.
6. Set sprinkler heads perpendicular to finish grade.
7. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
8. Where existing or new trees, lights, signs, above grade utility improvements, and/or other objects are an obstruction to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. Notify the Owner's Representative to discuss items that may be an obstruction and to gain approval on an alternative route and/or head placement.
J. Micro-Irrigation/Drip Tubing:
1. Install drip tubes with direct-attached emitters on ground. Do not bury tubes. Do not set tubes on top of mulch. Secure tubing per the manufacturer's specifications.
2. Ensure tubes are covered with mulch and are not visible.

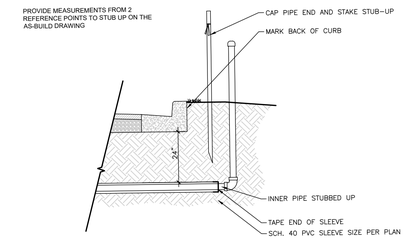
3.3 FIELD QUALITY CONTROL
A. Flushing and Testing:
1. Test mainlines at a pressure of 100 psi for two hours. Mainline pressure shall maintain a pressure between 95 and 100 psi for the entire period of the test. The mainline shall be repaired and retested as necessary to complete the pressure test.
2. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.
3. Pressure testing may be conducted in segments separated by isolation valves if so desired.
4. All pressure testing shall be conducted and approved prior to the installation of any plant material.
5. Prior to placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.
B. Operational Test:
1. Upon completion of the entire system, test each zone to visually check for uniform distribution. Distribution shall be checked within any one area and over the entire zone. Test the entire system to demonstrate the complete and successful operation of all equipment. Testing shall be witnessed by the Landscape Architect and the Owner's Representative. Notify the Landscape Architect and the Owner's Representative a minimum of 48 hours prior to test.

3.4 ADJUSTMENT AND CLEANING
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or rising of heads shall be part of original contract with no additional cost to Owner.
B. Adjust sprinkler heads for proper distribution.
C. Trim or adjust heads to avoid overspray onto pedestrian and vehicular access routes and use areas, building faces, and other site improvements.
D. Adjust sprinkler heads to ensure head to head coverage.
E. Adjust watering time of valves to provide proper amounts of water to all plants.
F. Ensure drip tubing is below mulch.

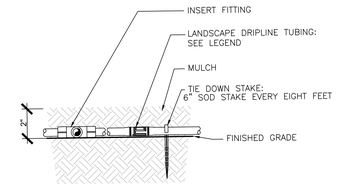
3.5 DEMONSTRATION
A. After system is installed and approved, instruct Owner in complete system operation and maintenance via a walk-through of the system on site.

3.6 INSPECTION AND ACCEPTANCE
A. When all irrigation work is substantially complete, the Landscape Architect will, upon request, make a substantial completion inspection to determine acceptability and compliance with the Contract Documents. The Landscape Architect will produce a written punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
B. Once items of the punch list are addressed, the Landscape Architect will conduct a final completion inspection. If necessary, the Landscape Architect will produce a final punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
C. Final acceptance will not be issued until all punch list items have been completed and a reinspection by the Owner results in the Owner's acceptance of all items. Final acceptance will also not be issued until all required submittals have been delivered to the Owner in the formats specified.
D. Work may be inspected for acceptance in portions as phases of installation are completed and as agreeable to Landscape Architect, provided each portion of work offered for inspection is substantially complete.

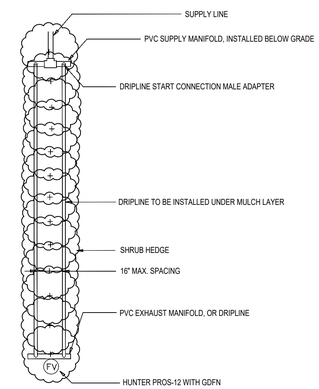
END OF SECTION



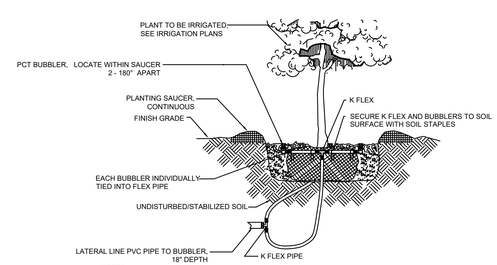
1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



2 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



3 DRIPLINE LAYOUT
SCALE: N.T.S.



NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

4 BUBBLER APPLICATION
SCALE: N.T.S.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-1977
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS 1" INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/06/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

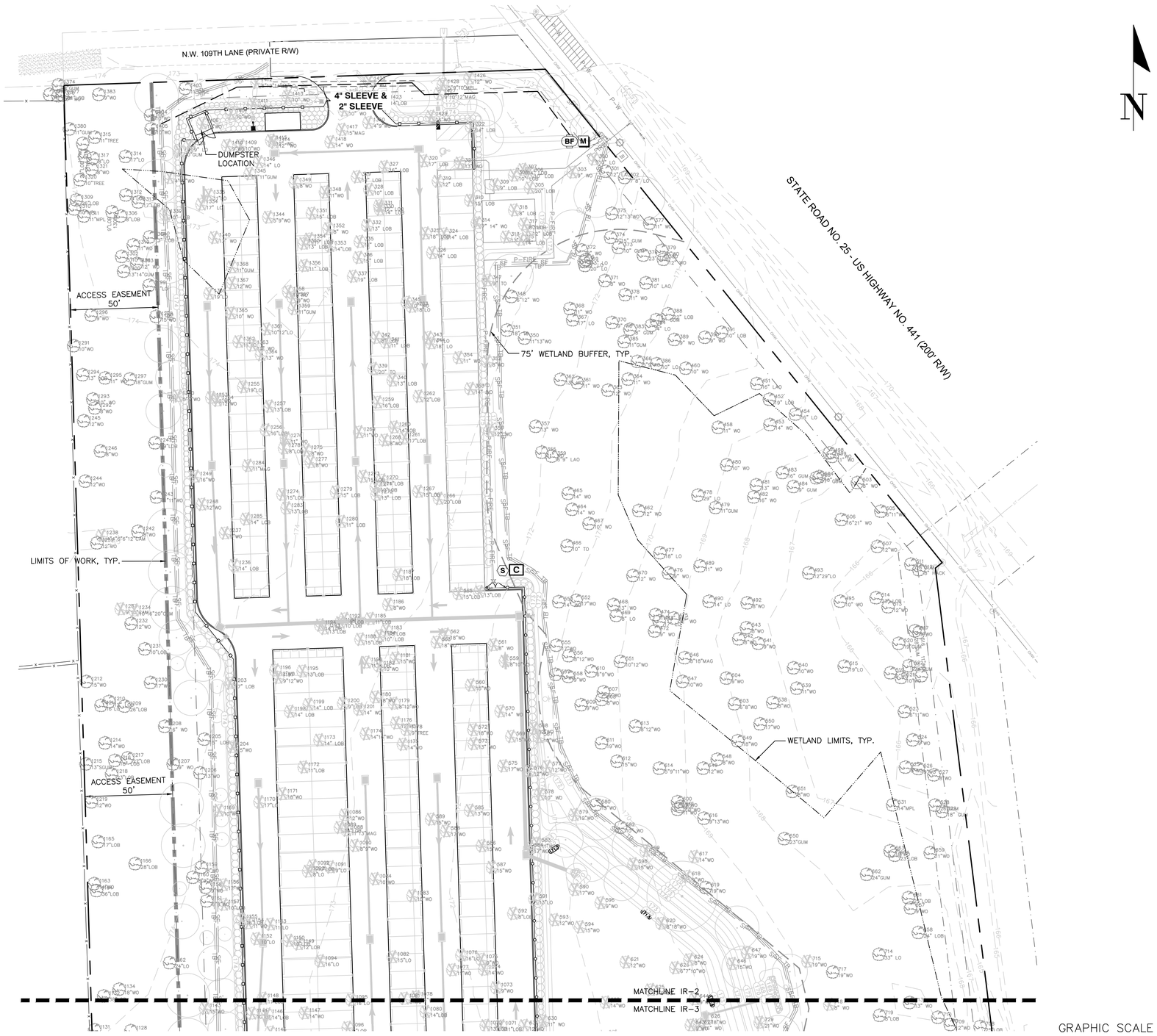
CLIENT: SQUIRREL STORAGE, LLC
PROJECT: RIZZO SELF STORAGE
SHEET TITLE: IRRIGATION NOTES AND DETAILS

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0316

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMSON LA6667436 STATE OF FLORIDA

SHEET NO.: IR-1

Tech: john-michaela Plot Date: Oct 24,2024 10:00am Filename: H:\2022\22-0316\Departments\05_Design\02_DWGs\01_Permitting\22-0316-Irrigation Base.dwg



KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, it's the law.
Call 811 two business days before digging

Tools: john-mitchell Plot Date: Oct 24,2024 10:00am Filename: M:\2022\22-0318\Department\03_Design\02_DWG\01_Permitting\22-0318-Irrigation Base.dwg

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR ON DRAWING IS 1" IN LENGTH
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/02/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC

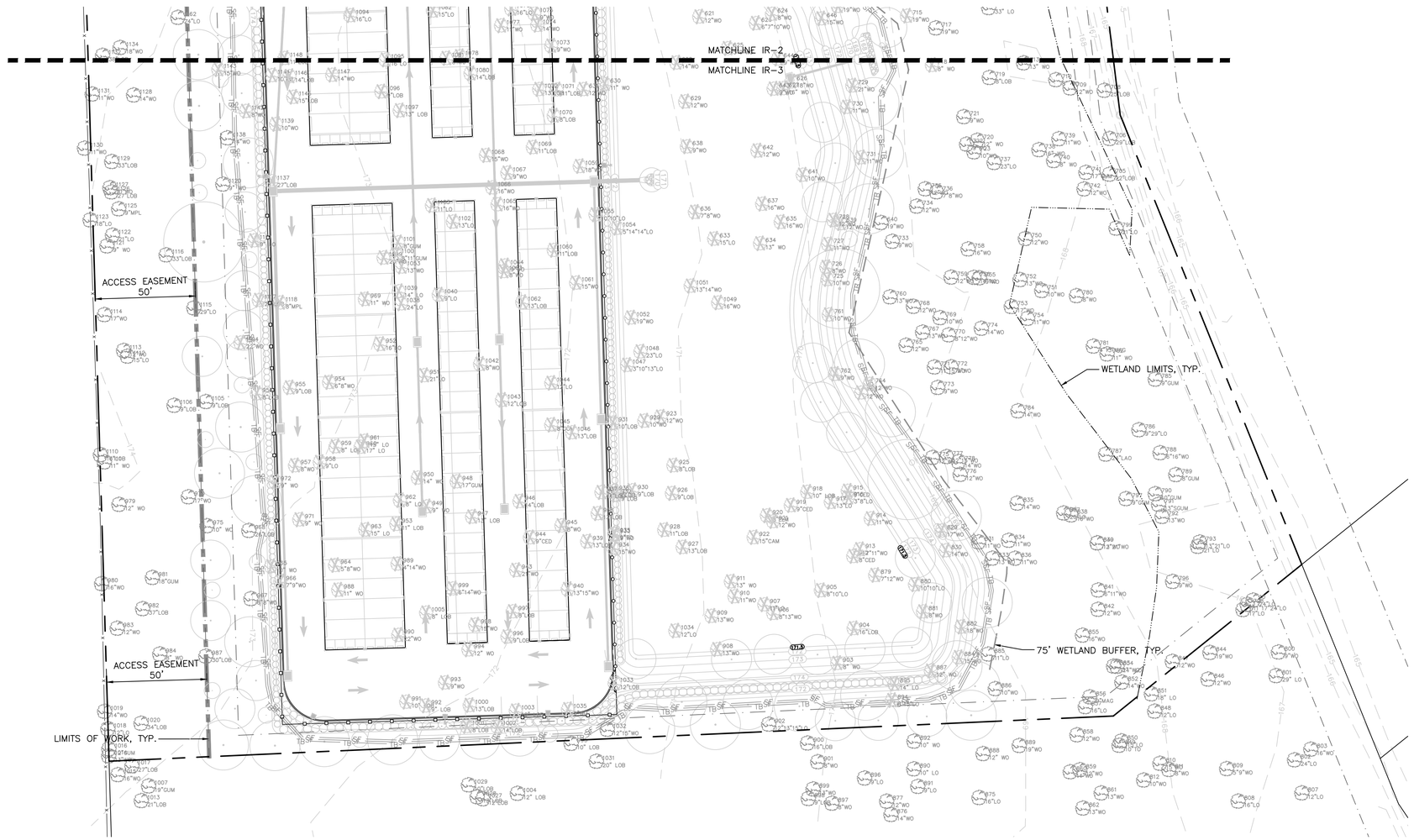
PROJECT: RIZZO SELF STORAGE

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER:

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-2



N

GRAPHIC SCALE

0 15 30 60

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

Tech: john-michael Plot Date: Oct 24,2024 10:00am Filename: N:\2022\22-0316\Department\03_Design\03_DWGs\01_Permitting\22-0316-Irrigation Base.dwg

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR ON PLANS ON
FIRST SHEET
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA
10/02/2023 - CITY OF ALACHUA
02/21/2024 - CITY OF ALACHUA
10/24/2024 - CITY OF ALACHUA

CLIENT: SQUIRREL STORAGE, LLC

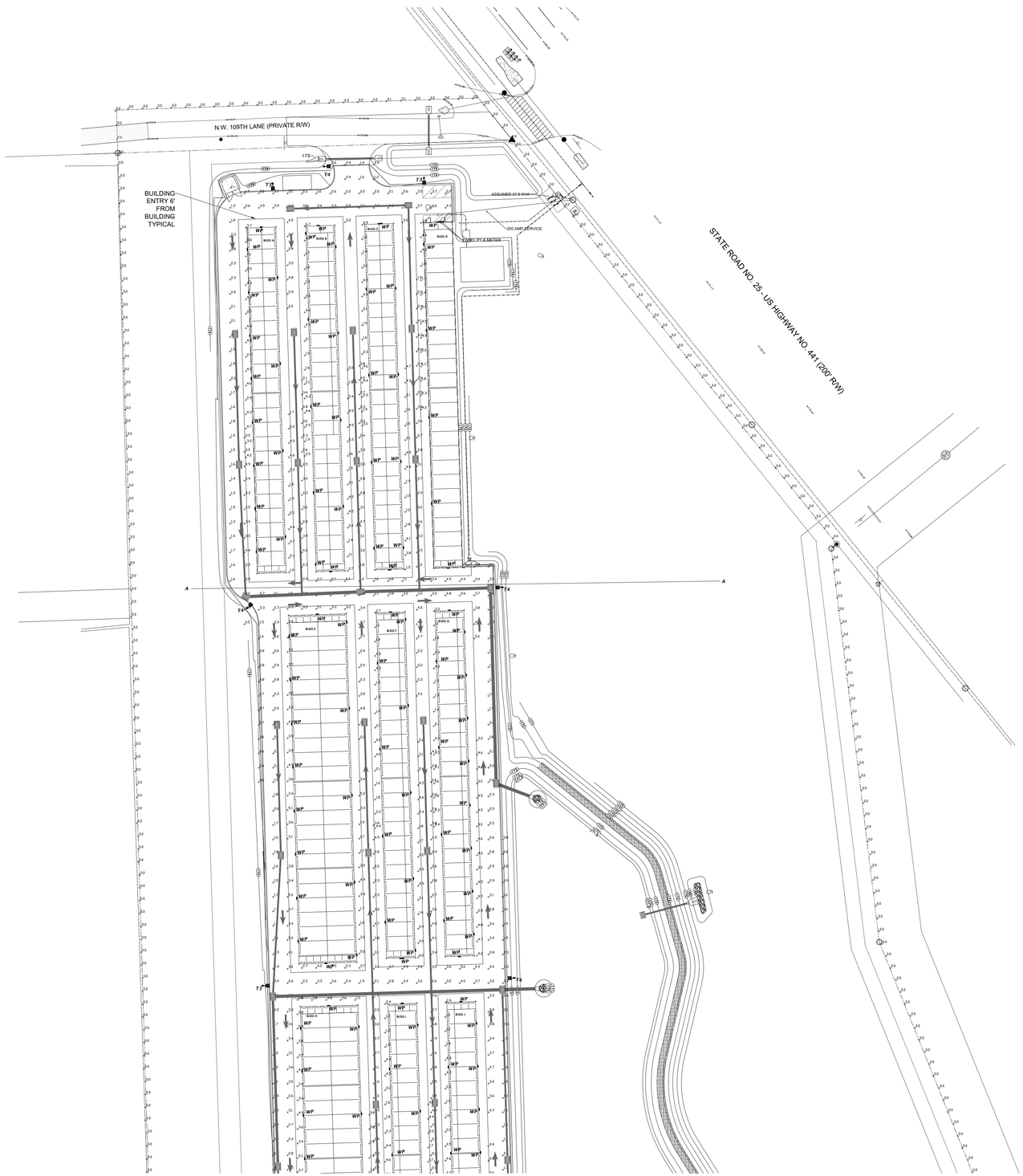
PROJECT: RIZZO SELF STORAGE

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 22-0316

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-3



NOTE:

1. CONDUITS SHALL BE NO CLOSER THAN 3' FROM WATER, STORM AND SEWER UTILITIES.
2. LIGHTS ARE TYPICALLY LOCATED 3' FROM PAVING AND 3' FROM OTHER UTILITIES.

N

GRAPHIC SCALE

0 20 40 80

This item has been digitally signed and sealed by William T. Stormant, 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.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
06/29/23 SUBMITTAL
02/22/24 SUBMITTAL
08/02/24 SUBMITTAL - REDUCED WATTAGES
10/24/24 SUBMITTAL

CLIENT:

PROJECT: Squirrel Storage Facility

SHEET TITLE: PHOTOMETRIC PLAN

TECHNICIAN:

DESIGNER: WILLIAM T. STORMANT

QUALITY CONTROL:

PROJECT NUMBER:

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.: P1

Tech: storm_1 Plot Date: Oct 24,2024 1:03pm Filename: C:\Users\storm_1\Documents\Squirrel Rizzo Self Storage\Squirrel Storage Plan 10 24 24.dwg

NOTE:

1. CONDUITS SHALL BE NO CLOSER THAN 3' FROM WATER, STORM AND SEWER UTILITIES.
2. LIGHTS ARE TYPICALLY LOCATED 3' FROM PAVING AND 3' FROM OTHER UTILITIES.

N

GRAPHIC SCALE

0 20 40 80

11801 Research Drive
Alachua, Florida 32615
(386) 418-6700
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/REVISIONS:

SUBMITTALS:
06/29/23 SUBMITTAL
07/27/23 SUBMITTAL
08/28/24 SUBMITTAL - REDUCED WATTAGES
10/24/24 SUBMITTAL

CLIENT:

PROJECT:
Squirrel Storage Facility

SHEET TITLE
PHOTOMETRIC PLAN

TECHNICIAN:

DESIGNER:

QUALITY CONTROL:

PROJECT NUMBER:

WILLIAM T. STORMANT

WILLIAM T. STORMANT
LICENSE
No. 44156
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO.:
P2

Tech: storm_t Plot Date: Oct 24,2024 1:03pm Filename: C:\Users\storm_t\Documents\Squirrel Rizzo Self Storage\Squirrel Storage Plan 10 24 24.dwg

T3, T4 & T4S

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA **900** 900 mA **1A** 1050 mA **1.2A**[a] 1200 mA **900** 900 mA **1A**[a] 1050 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[1] Slip Fitter Mount (fits to 2¼" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[1] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[16] LEED Corner Optic Left **RCL**[16] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120–277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options				
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[a,9] 0-10V External dimming (for controls by others) **DCC**[a,c,k,n,w] Dual Circuit Control **FAWS**[a,f,n,w] Field Adjustable Wattage Selector **LLC**[a,f,l,n,w] Integral wireless module **BL**[a,f,l,w] Bi-level functionality **SRDR**[a,k,n,o,w] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[a,k] Safety 50% Dimming, 7 hours **CM50**[a,k] Median 50% Dimming, 8 hours **CS30**[a,k] Safety 30% Dimming, 7 hours **CM30**[a,k] Median 30% Dimming, 8 hours	**IMR3**[b] Integral with #3 lens **IMR7**[b] Integral with #7 lens	**PCB**[a,3] Photocontrol Button **TLRDS**[a,10] Twist Lock Receptacle 5 Pin **TLRD**[a,10] Twist Lock Receptacle 7 Pin **TLRPC**[a,10,11] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[a] Single (120, 277, 347VAC) **F2**[a] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[a] Single (120, 277, 347VAC) **FP2**[a] Double (208, 240, 480VAC) **FP3**[a] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[a] Terminal Block **RPA**[a,h] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[a,h] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with BF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

WP

GARDCO by Signify

Wall Mount

GeoForm

GWS LED wall sconce

Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination, and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[1]	Electrical	Emergency	Finish
GWS								
GWS GeoForm Wedge Small	**A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[1] Dimming Leads Externally Accessible (controls by others) **FAWS**[2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[4] Photocontrol Button (120-277V)	**none** Leave blank **EM**[1] Emergency Battery Pack (0-40°C)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

1. Only available in 120- 277V or UNV.
2. Only one option can be selected from Dimming Controls column.
3. 120–277V only. Luminaire must be ordered with DLEA option if using WIAP.
4. Only available in 120-277, must specify voltage.

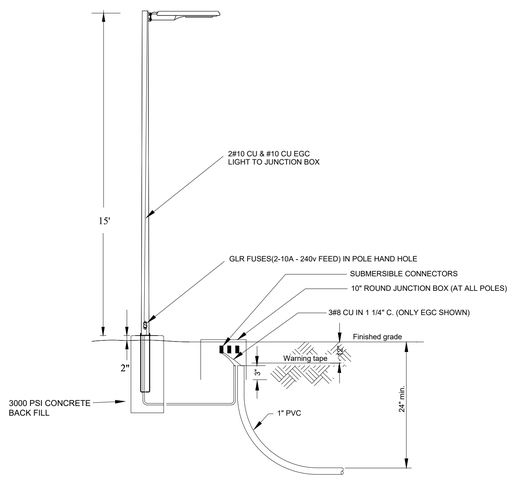
Luminaire Accessories (order separately)

GF-WS-BK Wall Mounted Box for surface conduit, painted black

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PAVING/NO BUILDING ENTRANCE	+	2.6 fc	5.0 fc	0.5 fc	10.0:1	5..2:1	NOTES C & D, IESNA RP 8-18
BUILDING ENTRANCE A (UP TO 6' FROM BUILDING)	+	3.4 fc	4.7 fc	1.5 fc	3.1:1	2.3:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE B (UP TO 6' FROM BUILDING)	+	2.7 fc	6.7 fc	0.7 fc	9.6:1	3.9:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE C (UP TO 6' FROM BUILDING)	+	2.7 fc	4.7 fc	1.2 fc	3.9:1	2.3:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE D (UP TO 6' FROM BUILDING)	+	2.9 fc	4.5 fc	1.3 fc	3.5:1	2.2:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE E (UP TO 6' FROM BUILDING)	+	3.5 fc	5.3 fc	1.7 fc	3.1:1	2.1:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE F (UP TO 6' FROM BUILDING)	+	2.9 fc	6.0 fc	1.1 fc	5.5:1	2.6:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE G (UP TO 6' FROM BUILDING)	+	3.4 fc	4.8 fc	1.1 fc	4.4:1	3.1:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE H (UP TO 6' FROM BUILDING)	+	3.3 fc	5.3 fc	1.0 fc	5.3:1	3.3:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE I (UP TO 6' FROM BUILDING)	+	2.7 fc	4.6 fc	1.0 fc	4.6:1	2.7:1	NOTES C, D & F, IESNA RP 8-18
BUILDING ENTRANCE J (UP TO 6' FROM BUILDING)	+	3.4 fc	5.7 fc	1.0 fc	5.7:1	3.3:1	NOTES C, D & F, IESNA RP 8-18
TRESPASS	+	NA	0.3 fc	NA	NA	NA	NOTE E

LIGHTING NOTES:

A. THIS PLAN SUBSTANTIALLY MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING, BUIDING ENTRY AND LIGHT TRESPASS.
B. ALL LUMINAIRES ARE CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES 6' AWAY FROM BUILDING ENTRIES AS PER COA 6.4.4(C)(2).
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT COMMERCIAL PROPERTIES AND LESS THAN .5 FC ADJACENT TO RESIDENTIAL PROPERTIES. ENTRANCE DRIVEWAY, ON NW 109 LANE, VALUES NOT INCLUDED.
F. BUILDING ENTRIES LESS THAN 10 FOOTCANDLES AS PER 6.4.4(C) (2).
G. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 15' ABOVE FINISHED GRADE FOR AREA LIGHTS AS PER COA 6.4.5.1
H. LIGHT POLES ARE BLACK METAL. MOUNTING HEIGHTS ABOVE GRADE FOUNDATION ARE SHOWN IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLES ARE INSTALLED 3' MIN. FROM PAVING TO FACE.
I. LIGHTS ARE CONTROLLED BY PHOTOCELL AT CONTACTORS IN ELECTRICAL ROOM.
J. FOOTCANDLE LEVELS SHOWN ARE INITIAL VALUES.



NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND JUNCTION BOXES AS SHOWN ON THE DRAWINGS.

STREET LIGHTING DETAIL - PRIVATE SYSTEM
NOT TO SCALE

Lighting Schedule - PROVIDE ALL FIXTURES											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumen Multiplier	Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	T3	3	SIGNFY GARDCO	ECF-S-32L-365-NW-AR-G2-3-UNV-RPA-BK PROVIDE 4" DIA POLE	ECOFORM AREA LUMINERE, ARM MOUNTED, FULL CUTOFF, 4000 K, 70 CRI, BLACK FINISH	1.0	5124	38	TYPE 3	15' M.H. 19' POLE	**PRIVATE LIGHT AND POLE** SEE 15' POLE SCHEDULE.
	T4S	3	SIGNFY GARDCO	ECF-S-32L-365-NW-AR-G2-4-HIS-UNV-RPA-BK-HIS-32-H PROVIDE 4" DIA POLE	ECOFORM AREA LUMINERE, ARM MOUNTED, FULL CUTOFF, 4000 K, 70 CRI, BLACK FINISH	1.0	4173	38	TYPE 4 HOUSE SIDE SHIELD	15' M.H. 19' POLE	PRIVATE LIGHT AND POLE SEE 15' POLE SCHEDULE.
	T4	4	SIGNFY GARDCO	ECF-S-32L-365-NW-AR-G2-4-UNV-RPA-BK PROVIDE 4" DIA POLE	ECOFORM AREA LUMINERE, ARM MOUNTED, FULL CUTOFF, 4000 K, 70 CRI, BLACK FINISH	1.0	5322	38	TYPE 4	15' M.H. 19' POLE	PRIVATE LIGHT AND POLE SEE 15' POLE SCHEDULE.
	WP	115	SIGNFY GARDCO	GWS-A02-840-T4M-UNV-4-UNV-BK	GEOFORM WALL PACK LED, 400K, FULL CUTOFF BLACK FINISH	1.0	2542	17	TYPE 4	8.5' M.H.	COORDINATE INSTALLATION WITH BUILDING PLANS.

Pole Schedule - PROVIDE ALL POLES						
Label	Quantity	Manufacturer	Catalog Number	Description	MOUNT HT/POLE LENGTH	Notes
15'/19' Pole	10	UNITED LIGHTING STANDARDS	RTS-15-5211-EMB-T2-BK	TAPERED ROUND POLE, 3.1" TOP, 5.2" BOTTOM TO BE DIRECT BURIED. **BLACK FINISH**	15' M.H. 19' LENGTH DIRECT EMBEDMENT	SEE DETAIL, ADD COAL TAR EPOXY COATING TO EMBEDDED PORTION PLUS 6" OF THE POLE SHAFT.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

VERIFY SCALE BAR IS FOUR INCHES ON ORIGINAL DRAWING
0 1" 2" 3" 4"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE

CONSTRUCTION REVISIONS

SUBMITTAL
06/29/23 SUBMITTAL
02/22/24 SUBMITTAL
08/28/24 SUBMITTAL - REDUCED WATTAGES
10/24/24 SUBMITTAL

CLIENT:

PROJECT: Squirrel Storage Facility

SHEET TITLE: **STATS, SCHEDULE AND DETAIL**

TECHNICIAN:
DESIGNER: WILLIAM T. STORMANT
QUALITY CONTROL:
PROJECT NUMBER:

WILLIAM T. STORMANT LICENSE No. 44156 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 44156

SHEET NO. **P3**

Tech: storm_t Plot Date: Oct 24,2024 1:03pm Filename: C:\Users\storm_t\Documents\Squirrel Rizzo Self Storage\Squirrel Storage Plan 10 24 24.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE POLICY, FILE 22-069, DATED 07/28/2022)

A TRACT OF LAND LYING IN GOVERNMENT LOT 2 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

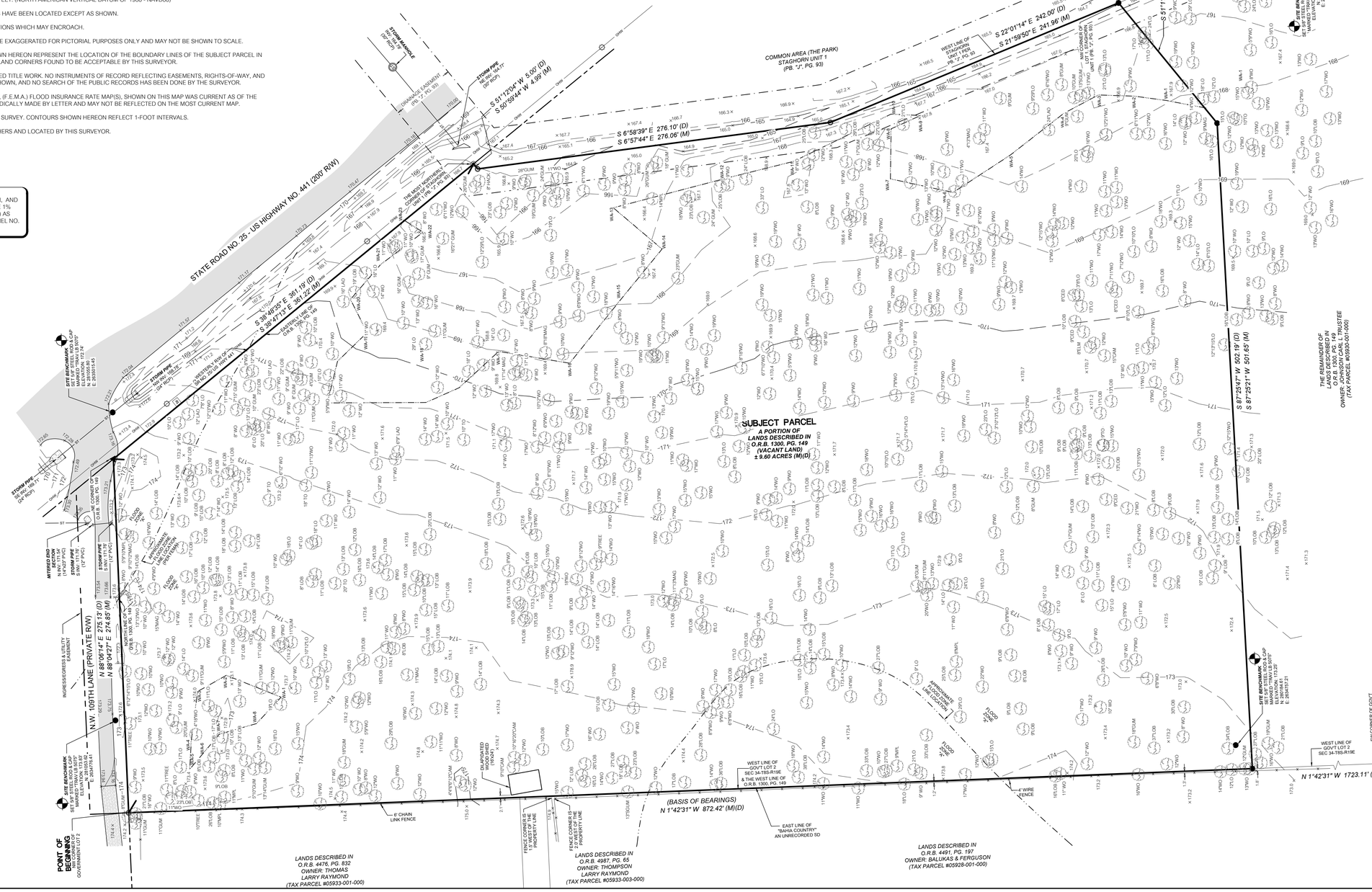
COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 88°06'14" E, A DISTANCE OF 275.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 38°48'35" E, ALONG SAID R/W, A DISTANCE OF 361.19 FEET TO THE NORTHERLY CORNER OF STAGHORN SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 PF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 51°11'24" W, ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 5.00 FEET; THENCE S 6°58'39" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 276.10 FEET; THENCE S 22°01'14" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 242.00 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE RUN S 51°11'25" W, A DISTANCE OF 120.68 FEET; THENCE S 87°25'47" W A DISTANCE OF 502.19 FEET TO THE EAST LINE OF LOT 1 OF "BAHIA COUNTRY" AN UNRECORDED SUBDIVISION; THENCE N 1°42'31" W ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 872.42 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 9.600 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 01°42'31"W FOR THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID BEARING IS IDENTICAL WITH THE DEEDED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AR0299, BEING A ROUND CONCRETE MONUMENT WITH A VERTICAL CONTROL DISK STAMPED "BM I-75 H1", HAVING A PUBLISHED ELEVATION OF 174.67 FEET. (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88)
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
8. WETLAND FLAG LOCATIONS SHOWN HEREON WERE PLACED BY OTHERS AND LOCATED BY THIS SURVEYOR.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 145 OF 640, COMMUNITY PANEL NO. 120664 0145 E, EFFECTIVE DATE: NOVEMBER 2, 2018.



01-19-2024: REVISED SURVEY IS NOW ON STATE PLANE
11-16-2023: REVISED SURVEY ORIENTATION TO LANDSCAPE VS. PORTRAIT FOR ENGINEERING PLAN
11-16-2023: REVISED WETLAND LINE & UPDATED CERTS

RIZZ'O SELF STORAGE

This map prepared by:

CLINTON RICKNER

Professional Surveyor & Mapper Fla. License No. 7409

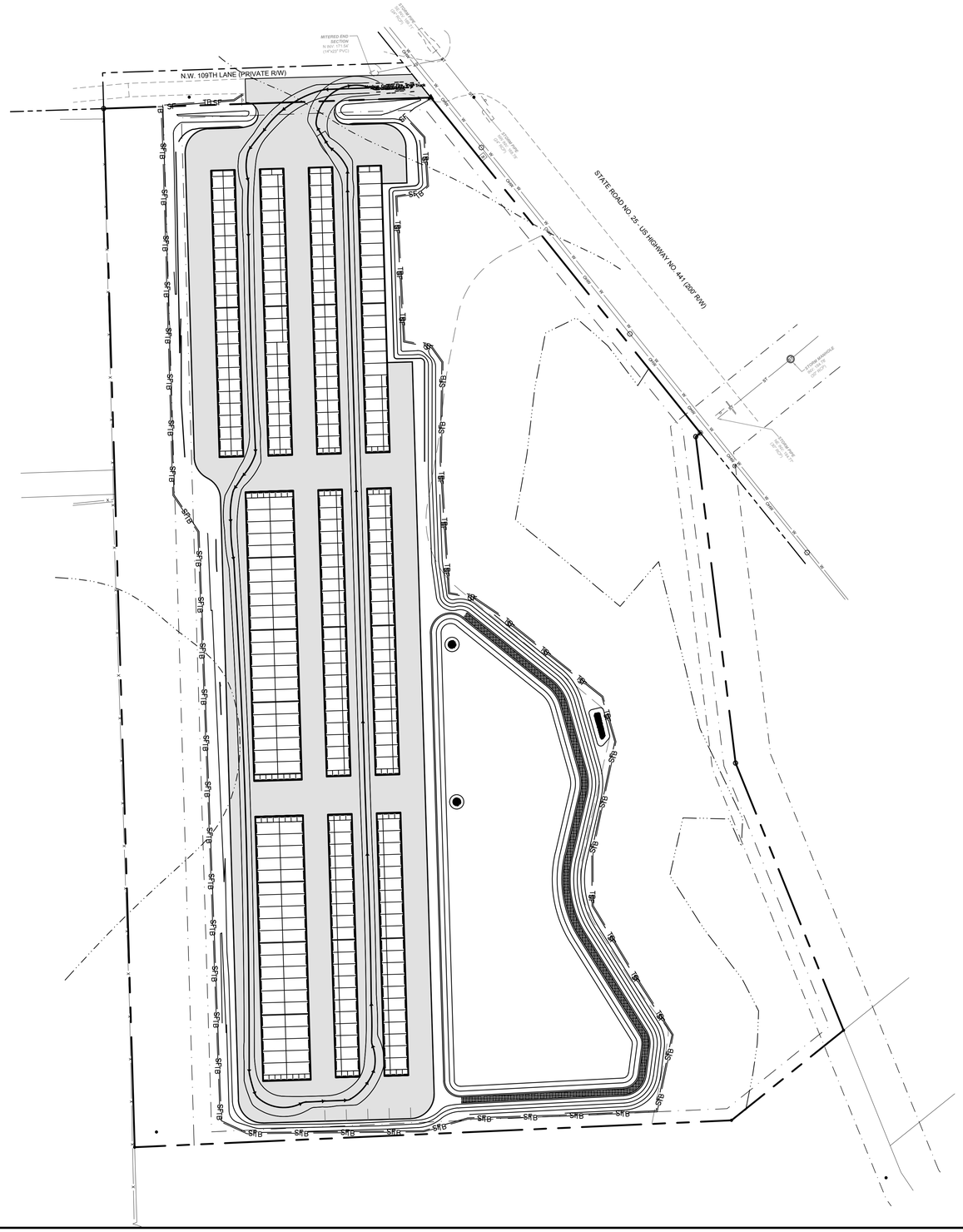
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

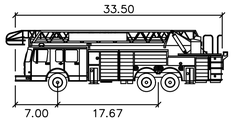
SHEET NO.: 1 OF 1

SCALE:	1" = 40'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
CERTIFIED TO:	
SURVEY DATE:	02-23-2023
REVISION DATE:	01-19-2024
PROJECT NUMBER:	22-0316.02
TECHNICIAN:	NAD
CREW CHIEF:	DS
CHECKED BY:	CLR
FIELD BOOK & PAGE:	668 / 70-80

11801 Research Drive
Alachua, Florida 32615
(386) 462-7586
www.chy-inc.com
est. 1989 FLORIDA CA-5075
CHY Professional Consultants

Tech: dillr Plot Date: Oct 23,2024 7:55am Filename: N:\2022\22-0316\Department\01_Survey\DWG\22-0316.02 BOUNDARY TOPO REVISED 2 (STATE PLANE).dwg





Alachua County Fire Truck

	feet
Width	: 8.50
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 32.7

N

GRAPHIC SCALE

0 25 50 100

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS:

SUBMITTALS:
06/29/2023 - CITY OF ALACHUA, SRWMD, & FDOT SUBMITTAL

CLIENT: SQUIRREL STORAGE, LLC

PROJECT: RIZZO SELF STORAGE

SHEET TITLE: AUTOTURN EXHIBIT

TECHNICIAN: G. WADZINSKI
DESIGNER: K. JACKSON, E.I.
QUALITY CONTROL: M. MASON, P.E.
PROJECT NUMBER: 22-0316

MITCHELL G. MASON

FL PE No. 92335

SHEET NO.
AT-01

Tools: gtaylor Plot Date: Aug 04,2023 1:48pm Filename: H:\2022\22-0316\Departments\04_Engineering\03_DWGs\Exhibit Files\autoturn.dwg

Squirrel Storage
Listed Species Survey

January 23, 2023

Introduction

This report documents the results of a listed species survey conducted by CHW Ecological Services Group for Squirrel Storage (Project) on January 27, 2023. The project totals approximately 10.16± acres and is located in Section 34, Township 8 South, and Range 19 East, Alachua County (Exhibit 1). The Project is located adjacent to the west side of U.S. Highway 441 and south side of NW 109th Lane, There exists single family residential homes to the west, and undeveloped forested uplands and wetlands to the south. The Project is composed of forested uplands and wetland which could provide habitat for a variety of listed species if it were located in an appropriate landscape (Exhibit 2).

Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted by CHW, Inc. (CHW) using Alachua County 2021 color rectified aerials. Ground truthing to map the vegetative communities was conducted on January 27, 2023 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2022 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and wetlands map for the Project.

A total of 5 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the subject property (Exhibit 2). The dominant land use on-site includes Pine-Mesic Oak (FLUCFCS Code 414) accounting for 8.95 acres. Table 1 summarizes the FLUCFCS acreages and a description of each FLUCFCS code are provided below.

Table 1. FLUCFCS Descriptions

FLUCFCS Code	FLUCFCS Description	Acres
414	Pine-Mesic Oak	8.95
511	Channelized Streams and Waterways	0.08
615	Streams and Lake Swamps	1.01
617	Mixed Wetland Hardwoods	0.06
747	Berm	0.07
	Total	**10.16**

<u>Pine-Mesic Oak (FLUCFCS Code 414)</u>

The canopy of this upland habitat type includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), and loblolly pine (*Pinus taeda*). The subcanopy includes coral ardisia (*Ardisia crenata*), gallberry (*Ilex glabra*), camphor tree (*Cinnamomum camphora*), Carolina laurel cherry (*Prunus caroliniana*), water oak, and loblolly pine. The groundcover is primarily composed of saw palmetto (*Serenoa repens*), but also includes blackberry (*Rubus pensilvanicus*), and cogon grass (*Imperata cylindrica*).

Channelized Streams and Waterways (FLUCFCS Code 511)
This land use includes the headwaters of Turkey Creek. This area of the creek has been channelized. Emergent vegetation includes pickerelweed (*Pontederia cordata*), lizards tail (*Saururus cernuus*), and dotted smartweed (*Persicaria punctata*).

Streams and Lake Swamps (FLUCFCS Code 615)
The canopy of this wetland habitat includes water oak, sweetgum (*Liquidambar styraciflua*), laurel oak, red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), and sweetbay (*Magnolia virginiana*). The sub canopy includes fetterbush (*Lyonia lucida*), large gallberry (*Ilex coriacea*), and water oak. The groundcover is primarily open but does includes Virginia chain fern (*Woodwardia virginica*), and cinnamon fern (*Osmundastrum cinnamomeum*).

Mixed Wetland Hardwoods (FLUCFCS Code 617)
The canopy of this wetland habitat consists of water oak, red maple, red bay (*Persea borbonia*), and sweet bay. The sub canopy includes fetterbush, large gallberry, red maple, and sweetbay. The groundcover includes Virginia chain fern.

Berm (FLUCFCS Code 747)
The canopy of this upland land used was primarily composed of loblolly pine, but also included live oak. The sub canopy is primarily open, but does include scattered gallberry and coral ardisia. The groundcover is primarily open but does include blackberry.

Methods

A literature review and field survey were conducted to determine if the Project site was being utilized by state or federally listed species as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. In addition, the Project site was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited and for plant and animal species that have a state element rank of S1, S2, or S3 by the Florida Natural Areas Inventory (FNAI).

The literature review involved an examination of available information on listed species in the Project's geographical region. The literature sources reviewed included the FWCC's Florida's Endangered and Threatened Species (2021); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991); National Bald Eagle Management Guidelines (USFWS 2007); the Audubon Eagle Watch database of bald eagle (*Haliaeetus leucocephalus*) nest locations; database information from the USFWS and the FWCC for telemetry locations for Florida black bear (*Ursus americanus floridanus*), bald eagle, red-cockaded woodpecker (RCW) (*Picoides borealis*), and wading bird rookeries (e.g., wood stork (*Mycteria americana*)); and the Florida Natural Areas

Inventory (FNAI) Biodiversity Matrix. The Audubon Eagle Watch, FWCC, and USFWS database information is updated on a periodic basis and is current through different dates, depending on the species. The database information that was reviewed is current through the noted dates for the following species: Florida black bear telemetry – 2022; Wading Bird rookeries – 2020; and bald eagle nest locations – May 2022.

The field survey was conducted during daylight hours by qualified ecologists walking parallel belt transects across the Project site. Transects were spaced to ensure that sufficient visual coverage of ground and flora was obtained. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x power binoculars.

Results

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (AL-056) is located approximately 2.42 mile to the west of the Project within San Felasco Hammock Preserve State Park (Exhibit 3). This distance is beyond the FWCC and the USFWS recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Ajaia ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). The FWCC information is current through 1999. According to these sources, a historic rookery exists approximately 0.33 miles northeast of the Project (Exhibit 3) which is beyond the FWC's recommended 250-foot buffer. The status of this rookery was documented as "Inactive" during the most recent survey in 1990.

The FWC database shows the nearest Florida black bear telemetry location is located approximately 9.97 miles to the northeast of the project site (Exhibit 3). The Florida black bear is no longer listed by USFWS or FWC, but they are still protected under the FWC's Florida Black Bear Management Plan.

The FNAI Biodiversity Matrix and the USFWS Information for Planning and Consulting (IPaC) tools were utilized to determine which listed species could potentially be found in the vicinity of the Project site, and if any have been historically documented in the vicinity of the Project site (Table 2). The FNAI and IPac tools do not have species occurrence location information precise enough to determine a species occurrence within one square mile. The occurrence status within individual biodiversity matrix units includes historic occurrence data, predicted ranges, and inferences to occurrence based on other community data such as soil types, topography, and landcover maps that may or may not be representative of actual site conditions. This information is not a substitute for on-site surveys and should not be regarded as a list of species that are expected to be found on the Project site.

Table 2. Species potentially found in FNAI Biodiversity Matrix Unit 26171

Species Name	Common Name	FNAI State Rank	Federal Status	State Status
Plants and Lichens				
Agrimonia incisa	Incised groove-bur	S2	-	T
Asplenium x curtissii	Curtiss' spleenwort	S1	-	-
Asplenium x heteroresiliens	Morzenti's spleenwort	S1	-	-
Asplenium x plenum	Ruffled spleenwort	S1	-	-
Brickellia cordifolia	Flyr's brickell-bush	S2	-	E
Ctenium floridanum	Florida toothache grass	S2	-	E
Hartwrightia floridana	Hartwrightia	S2	-	T
Litsea aestivalis	Pondspice	S2	-	E
Matelea floridana	Florida spiny-pod	S2	-	E
Sideroxylon alachuense	Silver buckthorn	S1	-	E
Invertebrates				
Dasymutilla archboldi	Lake Wales Ridge velvet ant	S2S3	-	-
Aphodius troglodytes	Gopher tortoise aphodius beetle	S2	-	-
Ataenius brevicollis	An ataenius beetle	S1	-	-
Bolbocerosoma hamatum	Bicolored burrowing scarab beetle	S3	-	-
Ceratocanthus aeneus	Shining ball scarab beetle	S2	-	-
Copris gopheri	Gopher tortoise copris beetle	S2	-	-
Onthophagus polyphemi polyphemi	Punctate gopher tortoise onthophagus beetle	S2	-	-
Peltotrupes profundus	Florida deepdigger scarab beetle	S3	-	-
Phyllophaga elongata	Elongate June beetle	S3	-	-
Danaus plexippus	Monarch	S4	C	-
Amphibians				
Lithobates capito	Gopher frog	S3	-	-
Notophthalmus perstriatus	Striped newt	S2	C	-
Reptiles				
Drymarchon couperi	Eastern indigo snake	S2?	T	FT
Gopherus polyphemus	Gopher tortoise	S3	-	T
Heterodon simus	Southern hognose snake	S2S3	-	
Lampropeltis extenuata	Short-tailed snake	S3	-	T
Birds				
Antigone canadensis pratensis	Florida sandhill crane	S2	-	T
Athene cunicularia floridana	Florida burrowing owl	S3	-	T
Egretta caerulea	Little blue heron	S4	-	T
Laterallus jamaicensis	Black rail	S2	T	FT
Mycteria americana	Wood stork	S2	T	FT
Peucaea aestivalis	Bachman's sparrow	S3	-	-
Mammals				
Myotis austroriparius	Southeastern myotis	S3	-	-
Neofiber alleni	Round-tailed muskrat	S2	-	-
Podomys floridanus	Florida mouse	S3	-	-
Sciurus niger niger	Southeastern fox squirrel	S3	-	-

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

E = Endangered

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor
S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors
S4 = Apparently secure in Florida (may be rare in parts of range)
T = Threatened

A field survey was conducted on January 27, 2023 to determine if the Project site is being utilized by wildlife species listed by the FWCC and the USFWS as threatened or endangered, or for species ranked S1, S2, or S3 by the FNAI. Pedestrian transects were oriented east west at approximately 75-foot intervals (Exhibit 4). Weather conditions during the survey included temperatures in the mid 40's to mid 50's, clear skies, and no precipitation.

No listed species were observed on the Project site. Based on the surrounding land use, existing habitat cover typesand their fire suppressed condition, it is unlikely that most of the species in Table 2 would utilize the Project site.

Summary

The literature search and review of agency databases identified no listed species on the project site. A field survey for listed species was conducted on January 27, 2023. During the survey no listed species or their sign were observed utilizing the Project site.

References

Florida Fish and Wildlife Conservation Commission. 2019. Florida Black Bear Management Plan. Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered and Threatened Species. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida. E6-5

U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines.

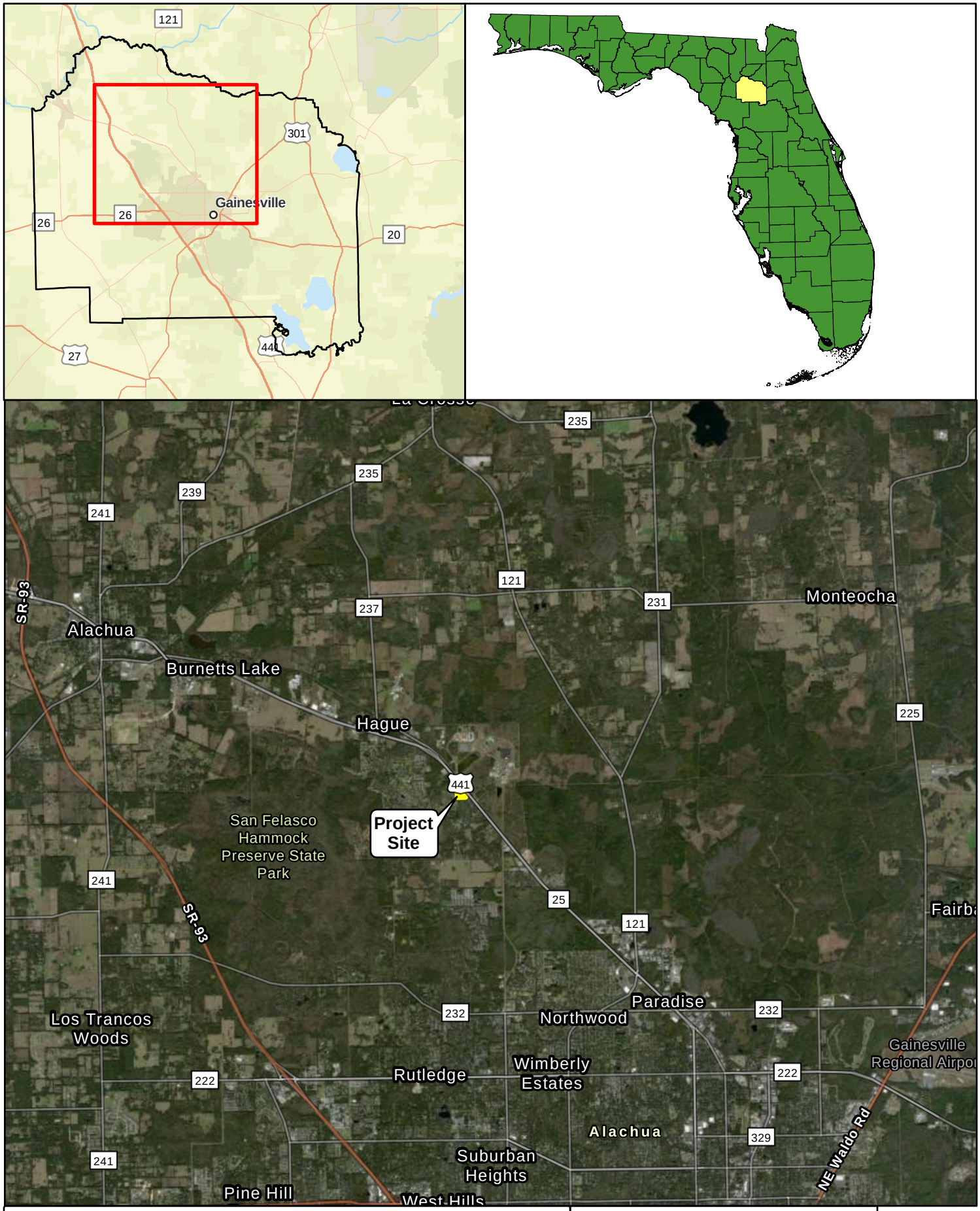


Exhibit 1
Project Location Map
Squirrel Storage

CHW Professional Consultants

11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

NORTH

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\Squirrel Storage\Squirrel Storage.aprx Prepared by Employee: BL Date: 3/8/2023

DATA
Aerial - Florida Dept. of Transportation (2020)
Boundary - Alachua County Property Appraiser (2022)
Land Use Classes - CHW Professional Consultants, Inc. (January 27, 2023)

Code	FLUCCS	Acres
414	Pine Mesic Oak	8.95
511	Channelized Streams and Waterways	0.08
615	Streams and Lake Swamps (Bottomland)	1.01
617	Mixed Wetland Hardwoods	0.06
747	Berm	0.07
Total Acres:		10.16

Legend

Land Use Lines

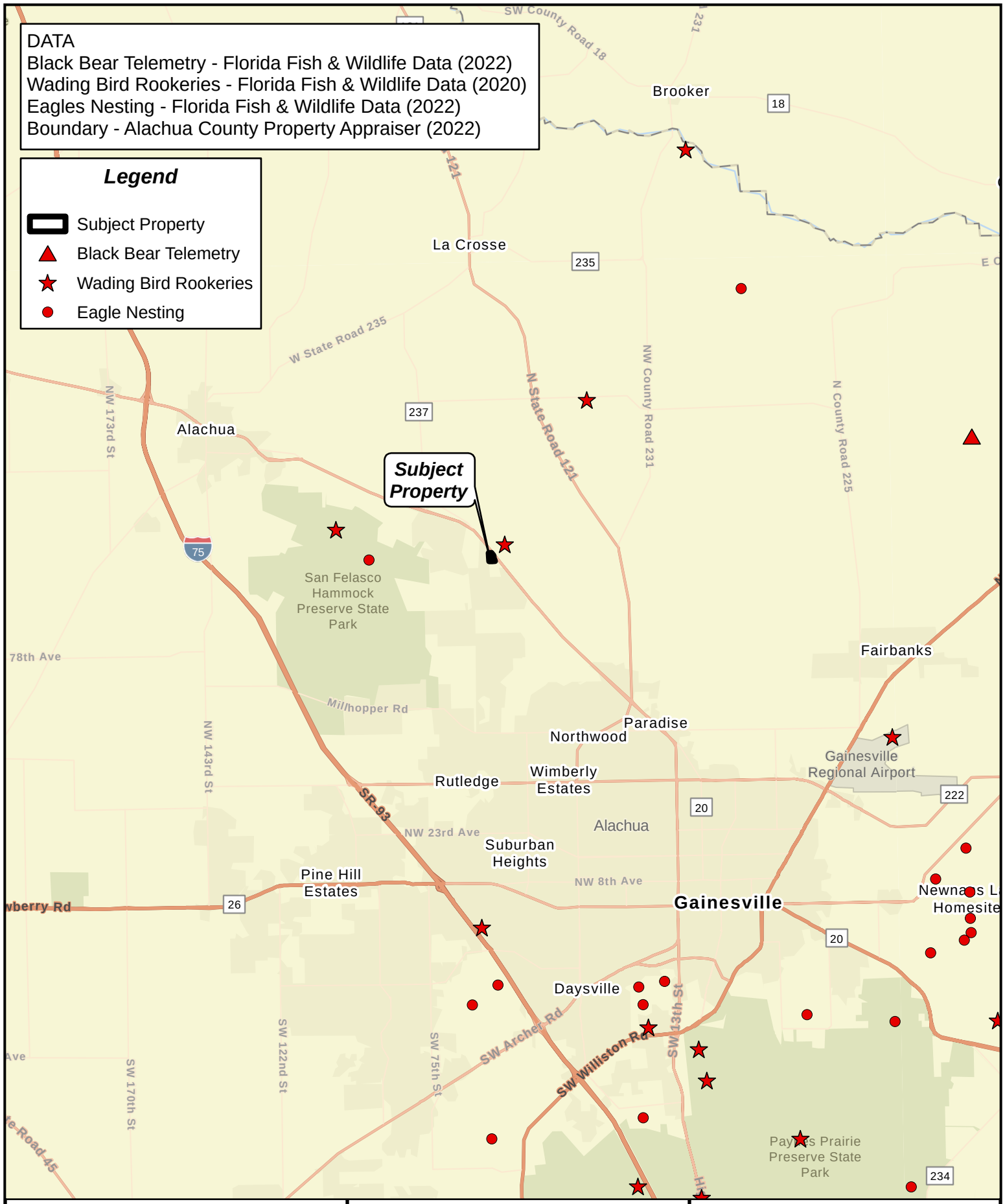
CHW Professional Consultants

Prepared by: Employee ###
Date: 2/6/2023

A Portion of
Alachua County Tax Parcel # 05930-001-000

PCS: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
GCS: GCS_North_American_1983

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\Squirrel Storage\Squirrel Storage.aprx



CHW Professional Consultants

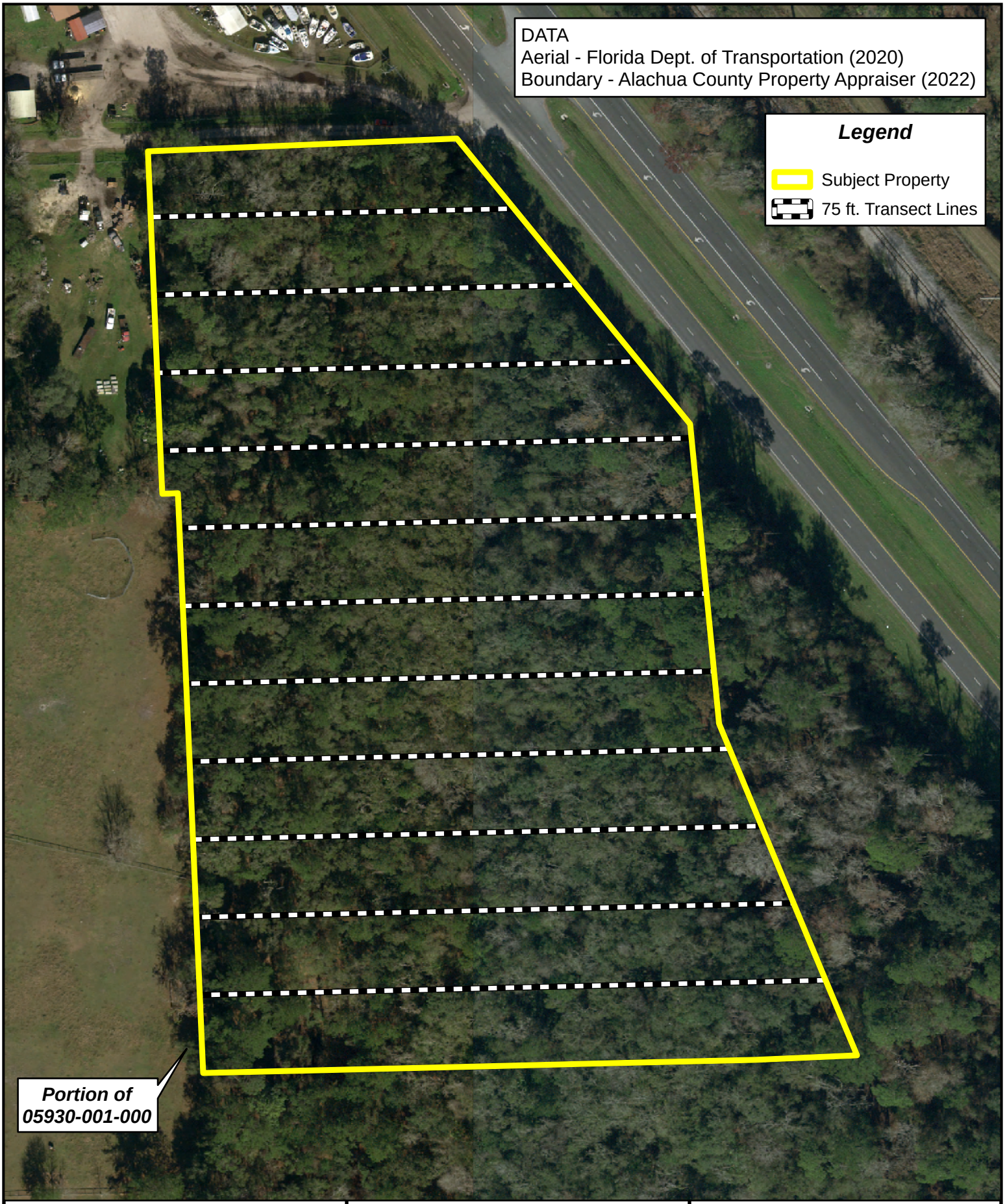
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

Exhibit 3
Squirrel Storage
Species Location Map

Miles
0 1 2

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\Squirrel Storage\Squirrel Storage.aprx Prepared by Employee ### Date: 3/8/2023 For informational purposes only



CHW
Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Exhibit 4
Squirrel Storage
Transect Location Map

Feet
0 60 120

For informational purposes only

Document Path: \\fs01.chw-inc.local\jobs2\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\Squirrel Storage\Squirrel Storage.aprx Prepared by Employee ### Date: 7/3/2023

Stormwater Management System Report

Rizzzo Self Storage of Alachua

Prepared For: Squirrel Storage LLC

Submitted To: Suwannee River Water Management District, FDOT, and the City of Alachua

Address: 16395 Brookfield Estates Way, Delray Beach, Florida 33446

Date: 1/4/2024
PN# 22-0316
PM: Mitchell Mason

www.chw-inc.com

CHW Professional Consultants

Engineer's Certification Statement

I hereby certify that the design of the stormwater management system for the project known as Rizzzo Self Storage of Alachua has been designed substantially in accordance with the City of Alachua and Suwannee River Water Management District applicable rules and criteria.

Mitchell G. Mason,
State of Florida, Professional Engineer, License No. 92335

This item has been electronically signed and sealed by Mitchell G. Mason, P.E. on 10/24/2024 using a Digital Signature.

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

Mitchell G. Mason, FL PE No. 92335

Date

Contents **Page**

Introduction.....1

Design Criteria.....1

Site Characteristics.....2

Drainage Analysis.....3

Summary and Conclusions.....6

Figures

1 Project Location Map

2 USGS Quadrangle Map

3 Aerial Map

4 NRCS Soils Map

5 FEMA Flood Map

6 Pre-Development Drainage Map

7 Post-Development Drainage Map

Appendices

A. Drainage Calculations and Computer Model Output

B. Operation and Maintenance Requirements and Erosion and Sedimentation Control Requirements

C. Geotechnical Reports

Introduction

The Rizzzo Self Storage of Alachua project proposes the construction of a self-storage facility with associated stormwater management facilities, utility infrastructure, and related improvements. The total proposed site area is ±9.60 acres, located on the southwest corner of US Hwy 441 and NW 109th Ln in Alachua, Florida. This stormwater design analysis is for the entire development.

According to the Alachua County Property Appraiser's website, the project site is located on tax parcel #05930-001-001. Figure 1 provides a Location Map and Figure 2 depicts the site on a portion of the Alachua USGS quadrangle map. The site is located on Lot 2 of Section 34, Township 8 South, Range 19 East in Alachua County, Florida.

Refer to the accompanying engineering plans for details about the proposed construction.

Design Criteria

The design criteria for the proposed Stormwater Management Facilities are based upon the criteria set forth by the City of Alachua (CoA) and Suwannee River Water Management District (SRWMD) for dry retention system design in a stream to sink watershed. The criteria met by this report are:

1. Provide Water Quality Treatment Volume (WQTV) – The minimum stormwater treatment volume shall be the first 0.5 inches of stormwater runoff over the drainage area (CoA), or the runoff from the first 2.0 inches of rainfall from the design storm (SRWMD). WQTV must be recovered within 72 hours (SRWMD).

2. Provide Discharge Rate and Volume Attenuation – Provide peak discharge rate and volume attenuation for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, and 100 year - 24 hour (SRWMD).

3. Provide Volume Recovery – Retention systems must have one-half of the total volume available within 7 days following the end of the design storm event, and the total volume must be recovered within 30 days following the end of the storm event. Alternatively, if recovery requirements cannot be met, back-to-back storms can be routed through the system (SRWMD).

4. Freeboard – Retention ponds shall have a freeboard of 1 foot above the maximum stage in order to function properly during storms greater than the design storm (SRWMD).

The City of Alachua and the SRWMD require that best management practices (BMPs) be employed to control erosion and sedimentation and an operation and maintenance entity be established.

Site Characteristics

Physical characteristics of the site are described in the following sections. Additional details are provided in the accompanying Engineering plans.

Site Topography

The existing site is heavily wooded with a moderate slope from the western side of the site to the eastern. The site has a creek with associated wetlands along the eastern border that provides separation from Hwy 441. Adjacent to the north side of the site is NW 109th Ln. To the west the site is bordered by commercial and residential properties, while undeveloped land borders the site to the south. Elevations (NAVD 88) range from EL. 175.00' in the west to EL. 164.00' in the east.

Pre-Development Drainage

In pre-development drainage, the site consists of one watershed labeled Pre-1 that is ±4.30 acres. The watershed naturally drains to an existing creek along the southeast border of the site.

Refer to Figure 6 for information on the pre-development drainagepatterns.

Post-Development Drainage

Post-Development drainage on the site consists of one watershed labeled Post-1.

Post-1 consists of ±4.30 acres which includes ±3.17 acres of impervious area that includes the storage unit buildings, as well as the associated drive aisles. Stormwater runoff from Post-1 will be routed via sheet flow and shallow concentrated flow into a stormwater conveyance system and into stormwater management facility #1 (SMF-1). Runoff then discharges via spreader swale to the southeast of the project and ultimately into an existing creek as in the predevelopment condition.

SMF-1 is designed as a dry retention stormwater management facility. The bottom of the pond is set at EL. 171.50' with the top of bank EL. at 174.00', resulting in a total storage volume of ±2.35 acre-feet. Runoff will be discharged through a weir at EL. 172.30'.

Bypass swales are located on the west side of the property to route any offsite runoff to the north and south, then ultimately to the east as in the pre-development condition.

Refer to Figure 7 for information on the post-development drainage patterns. Refer to Appendix A and the accompanying engineering plans for additional details about the proposed stormwater management system.

Soils Information

The National Resource Conservation Service (NRCS) Soil Survey for Alachua County describes the near surface soil profile as *Wauchula sand, Pomona sand (0-2 percent slopes), Surrency sand, and Pelham sand* with a hydrological soil group rating of 'D'. Refer to Figure 4 for the NRCS Soils Map.

A site-specific soils investigation was conducted by Gulf Coast Testing Laboratory, Inc. in January 2023. Based on the Summary Report of Geotechnical Site Exploration, the following design parameters were recommended for the stormwater management facilities calculations. Refer to Appendix C for further details.

Proposed SMF-1

- Base elevation of effective or mobilized aquifer: 167.40′
- Average seasonal high groundwater table elevation: 169.40′
- Horizontal hydraulic conductivity: 17 feet per day (8.5 feet per day used in calculations)
- Unsaturated vertical infiltration rate: 17 feet per day (8.5 feet per day used in calculations)
- Specific yield (fillable porosity): 30%

Drainage Analysis

The proposed stormwater management system (SMF-1) has been designed to provide attenuation of discharge rates and volumes for the 100 year - 1 hour through 100 year - 24 hour storm events. In addition, the stormwater management systems retain the required water quality treatment volume and are designed to recover within the allotted time of 30 days after the storm event.

Appendix A contains details and calculations as well as a section for routing results, recovery analysis, hydraulic calculations, and general drainage calculations.

Analysis Methodology

The drainage analysis was conducted using the computer program PONDS (v3.3) to generate runoff hydrographs and route the runoff hydrographs through the proposed stormwater systems. The required storm events were analyzed using NOAA rainfall amounts for Alachua County (FDOT Zone 5) and FDOT distributions for the post-development watersheds.

Unit Hydrograph Parameters

Unit hydrograph parameters required for the drainage analysis include run-off curve number (CN), time of concentration (T_c), and drainage area. Values used in the analysis are summarized as follows:

<u>Pre-Development Watershed #1 (Pre-1):</u>
Watershed Area = 4.30 AC.
Woods (Good, Type 'D' Soils) = 4.30 AC.
CN = 77
T_c = 26 min.

<u>Post-Development Watershed #1 (Post-1):</u>
Watershed Area = 4.30 AC.
Impervious Area = 3.17 AC.
Open Space (Good, Type 'D' Soils) = 0.08 AC.
Stormwater Management Facility = 1.06 AC.
CN = 98
T_c = 10 min.[1]

[1] Time of Concentration is less than 10 minutes, therefore the minimum allowable value per FDOT of 10 minutes has been used.

Pond Storage

Stage-storage values for the proposed SMF-1 are provided in Appendix A.

Water Quality Treatment Volume

Per SRWMD, the required WQTV for a dry retention system is the runoff from 2.0 inches of rainfall from the design storm calculated using the rational method. Per the City of Alachua, the minimum required WQTV shall be the first 0.5 inches of runoff over the drainage area. For SMF-1, the SRWMD requirement resulted in a greater volume and was used as the minimum WQTV. Refer to Appendix A for detailed WQTV calculations.

Table 1: Post-Development Water Quality Treatment

Basin ID	Required SRWMD (cf)	Required COA (cf)	Provided (cf)	Recovery (hrs)
SMF-1	29,587	7,800	29,587	< 3

Run-off and Facility Routing Results

The routing results for Post-1 are summarized below in Tables 2 and 3. Table 2 provides the peak stage, freeboard, and recovery analysis. While Table 3 demonstrates that the post-development discharge rates and volumes do not exceed that of the pre-development model. Detailed results can be found in Appendix A.

Table 2: Post-Development Watershed #1 (SMF-1) Routing Results

Storm Event	Peak Stage (ft)	Freeboard (ft)	Recovery (days after storm)
100YR-1HR	172.72	1.28	< 7
100YR-2HR	172.74	1.26	< 19
100YR-4HR	172.83	1.17	< 22
100YR-8HR	172.90	1.1	< 23
100YR-24HR	172.85	1.15	< 25

Table 3: Post-Development Discharge vs. Pre-Development Discharge

	Discharge Rates (cfs)			Discharge Volumes (cf)		
Storm Event	Pre	Post	Difference	Pre	Post	Difference
100YR-1HR	8.76	1.26	-7.5	29129.57	2751.83	-26377.74
100YR-2HR	8.58	1.36	-7.22	43421.15	11981.02	-31440.13
100YR-4HR	7.95	1.83	-6.12	58395.13	35106.19	-23288.94
100YR-8HR	8.63	2.19	-6.44	74467.03	50589.82	-23877.21
100YR-24HR	3.29	1.91	-1.38	107235.4	77672.66	-29562.74

Summary and Conclusions

The proposed drainage system meets City of Alachua and SRWMD criteria for stormwater management facilities as follows:

1. Provide Water Quality Treatment Volume (WQTV): All SMFs have been designed to retain the first 2 inches of rainfall over from the drainage area and recover the WQTV within 72 hours. (SRWMD and CoA)

2. Provide Discharge Rate and Volume Attenuation: All SMFs have been designed to attenuate the increase in runoff volume between the pre-development and post-development condition; therefore the post-development discharge rates and volumes do not exceed the pre-development discharge rates and volumes for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, and 100 year - 24 hour storm events (SRWMD and CoA).

3. Provide Volume Recovery: SMF-1 provides half of the total available volume within 7 days after the end of all storm events, and the total available volume within 30 days after the end of all storm events.

4. Freeboard: Atleast 1′ of freeboard is provided for all design storm events.

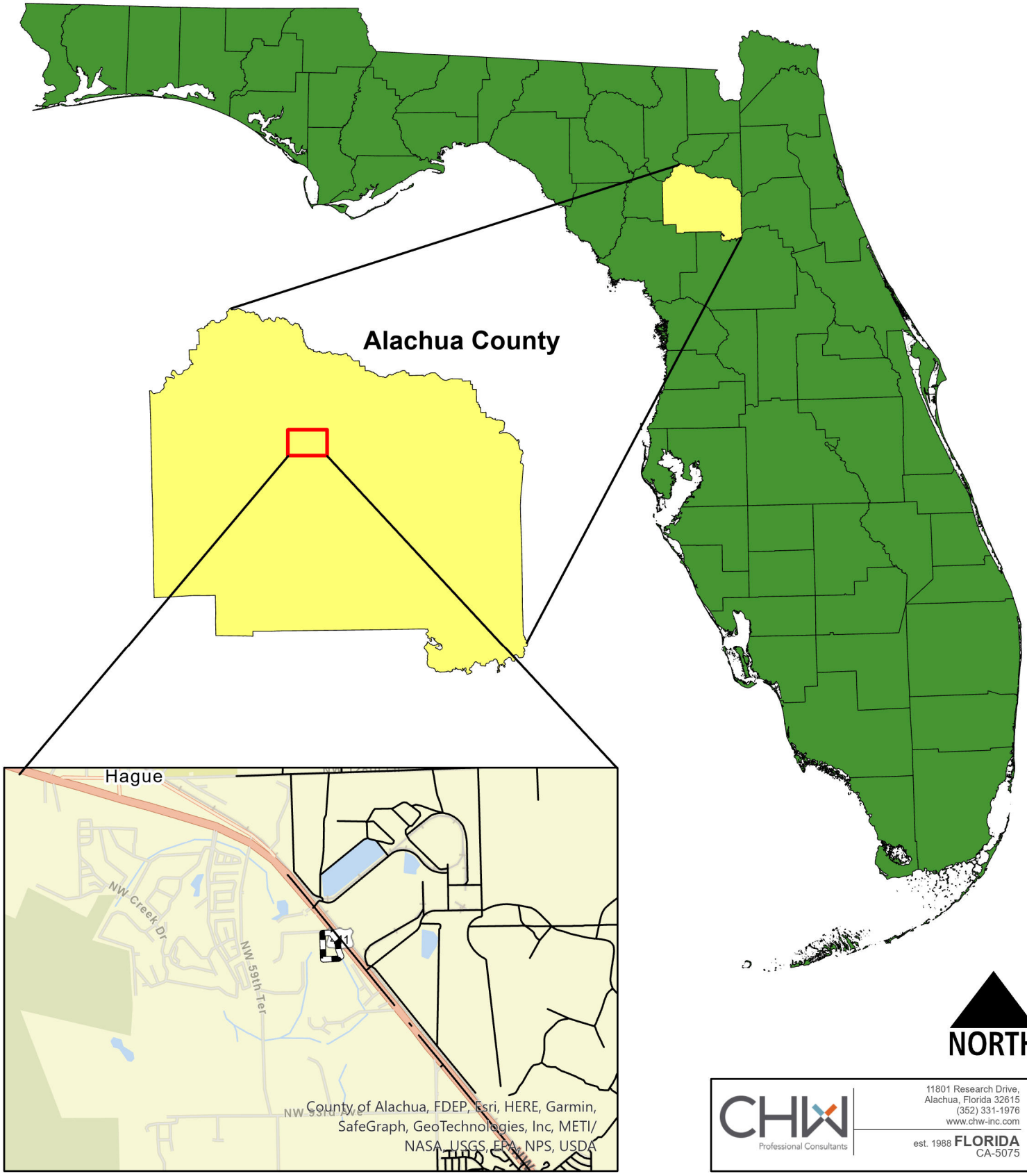
Based on the information provided, the project is eligible for approval by the City of Alachua and SRWMD.

Figure 1

Project Location Map

Rizzzo Self Storage

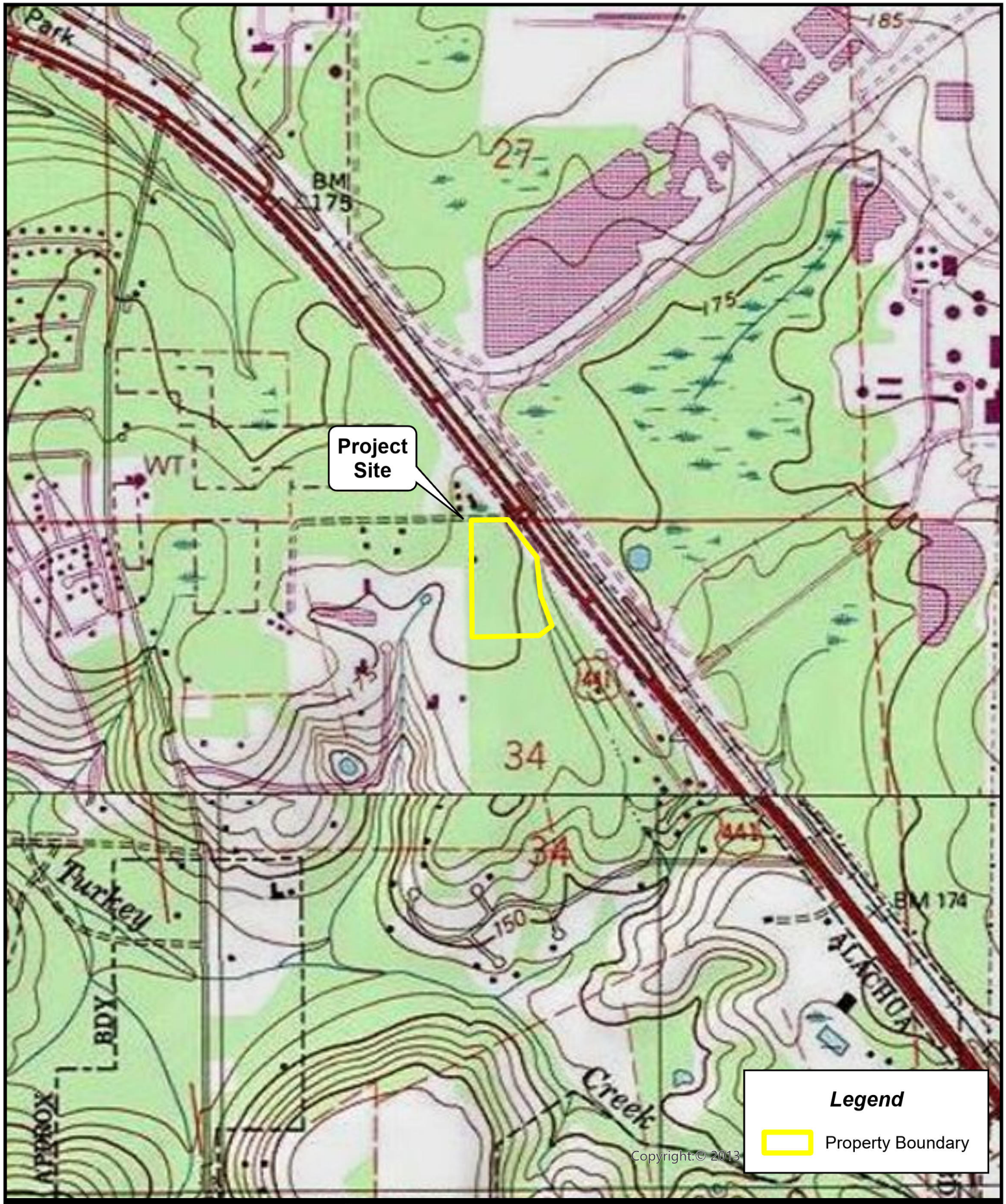
Project Location Map



CHW Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Figure 2

USGS Quadrangle Map



CHW
Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Rizzzo Self Storage

Quad Map

0 500 1,000
Feet

NORTH

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\SMR\SMR.aprx Prepared by Employee:DB Date: 5/12/2023 For informational purposes only

Figure 3

Aerial Map

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2020.

Property boundary per CHW survey performed February 23, 2023.

Tax parcel numbers per the Alachua County property appraiser's GIS website.

Legend

Property Boundary

CHW Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Rizzzo Self Storage

Aerial Map

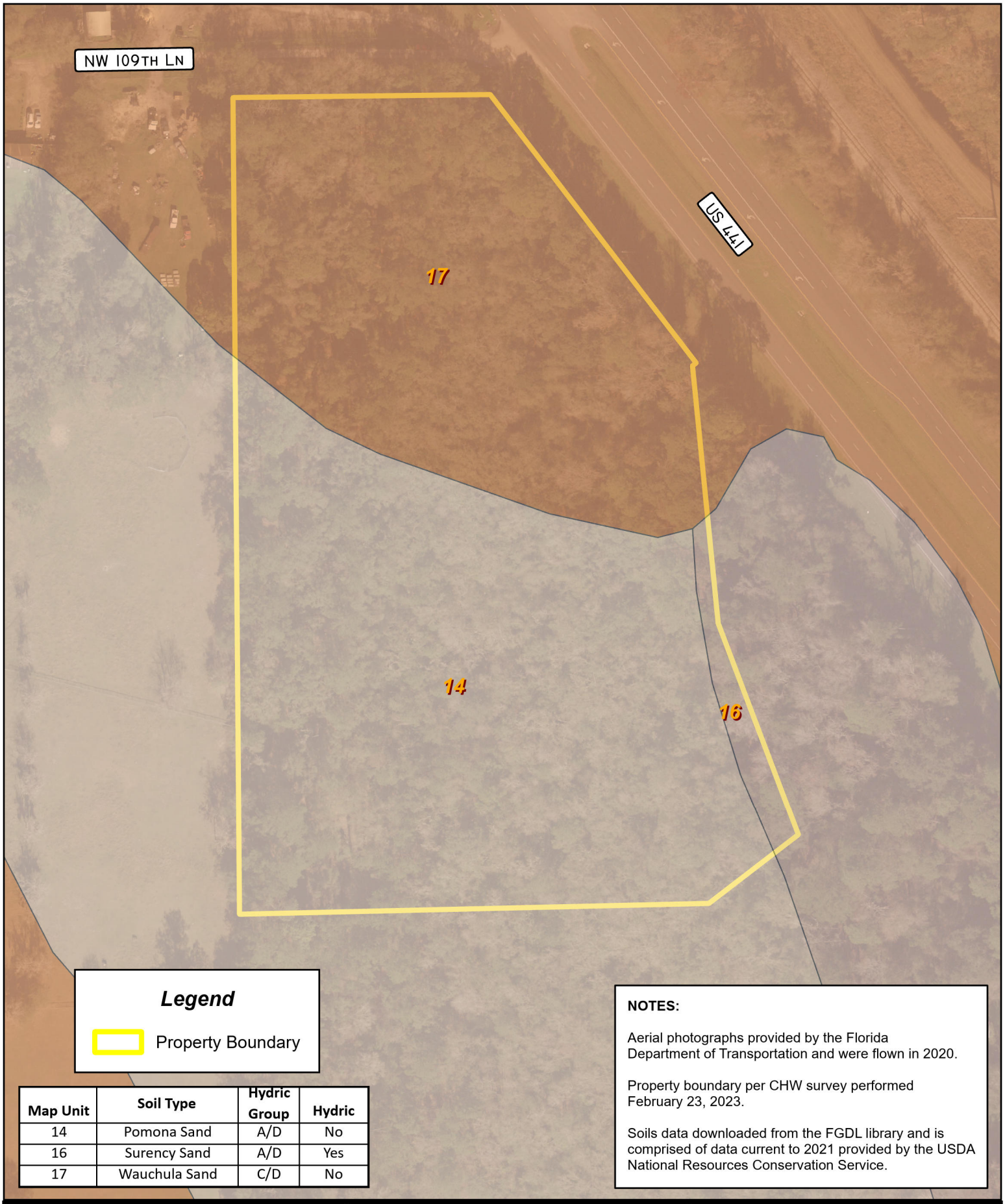
0 100 200
Feet

NORTH

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\SMR\SMR.aprx Prepared by Employee: DB Date: 5/12/2023 For informational purposes only

Figure 4

NRCS Soils Map



Legend

Property Boundary

Map Unit	Soil Type	Hydric Group	Hydric
14	Pomona Sand	A/D	No
16	Surency Sand	A/D	Yes
17	Wauchula Sand	C/D	No

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2020.

Property boundary per CHW survey performed February 23, 2023.

Soils data downloaded from the FGDL library and is comprised of data current to 2021 provided by the USDA National Resources Conservation Service.

CHW Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Rizzzo Self Storage

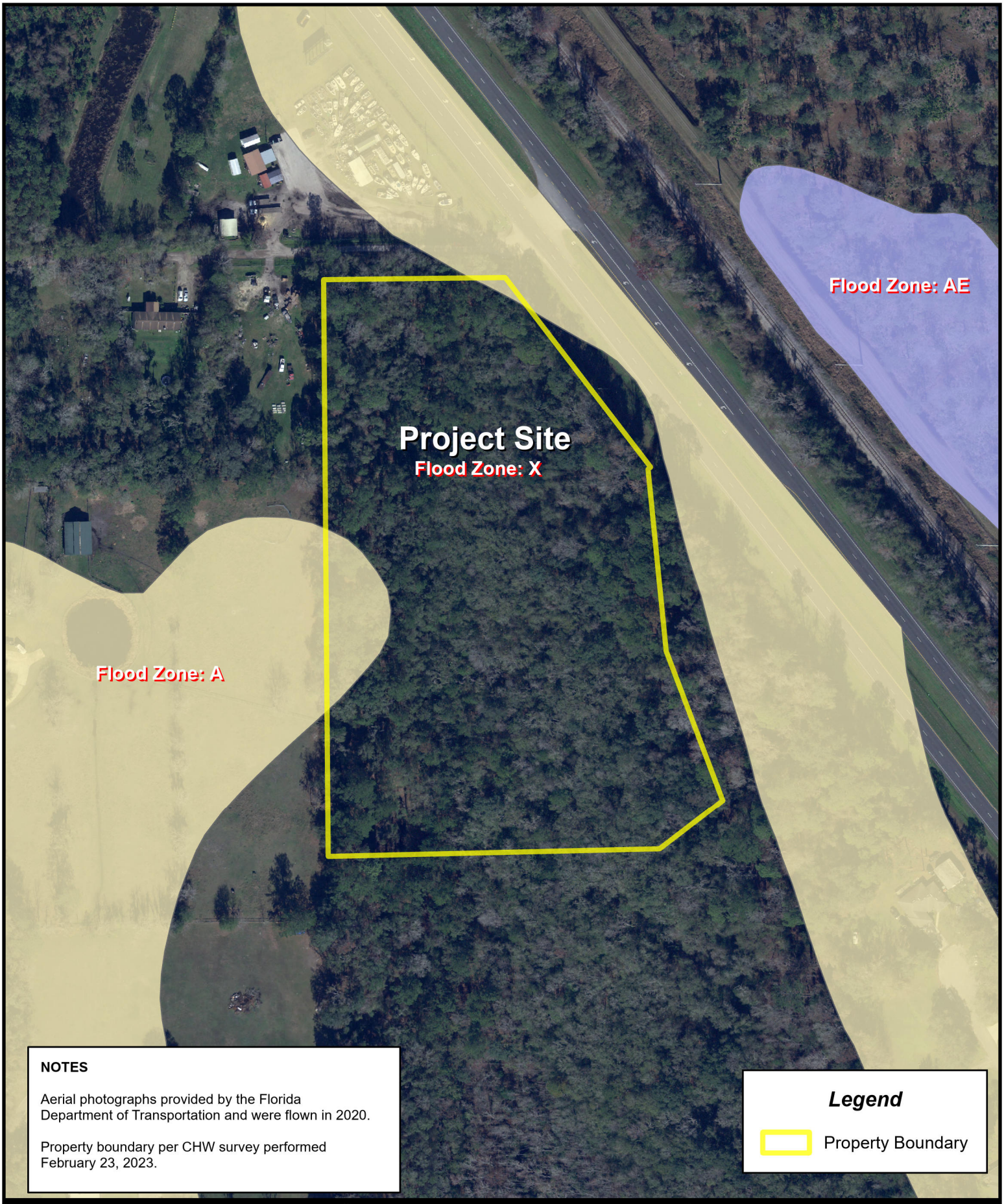
Soils Map

0 100 200
Feet

NORTH

Figure 5

FEMA Flood Map



NOTES

Aerial photographs provided by the Florida Department of Transportation and were flown in 2020.

Property boundary per CHW survey performed February 23, 2023.

Legend

Property Boundary

CHW Professional Consultants
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Rizzzo Self Storage

FEMA Map

0 100 200
Feet

NORTH

Document Path: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\SMR\SMR.aprx Prepared by Employee: DB Date: 5/12/2023 For informational purposes only

Figure 6

Pre-Development Drainage Map

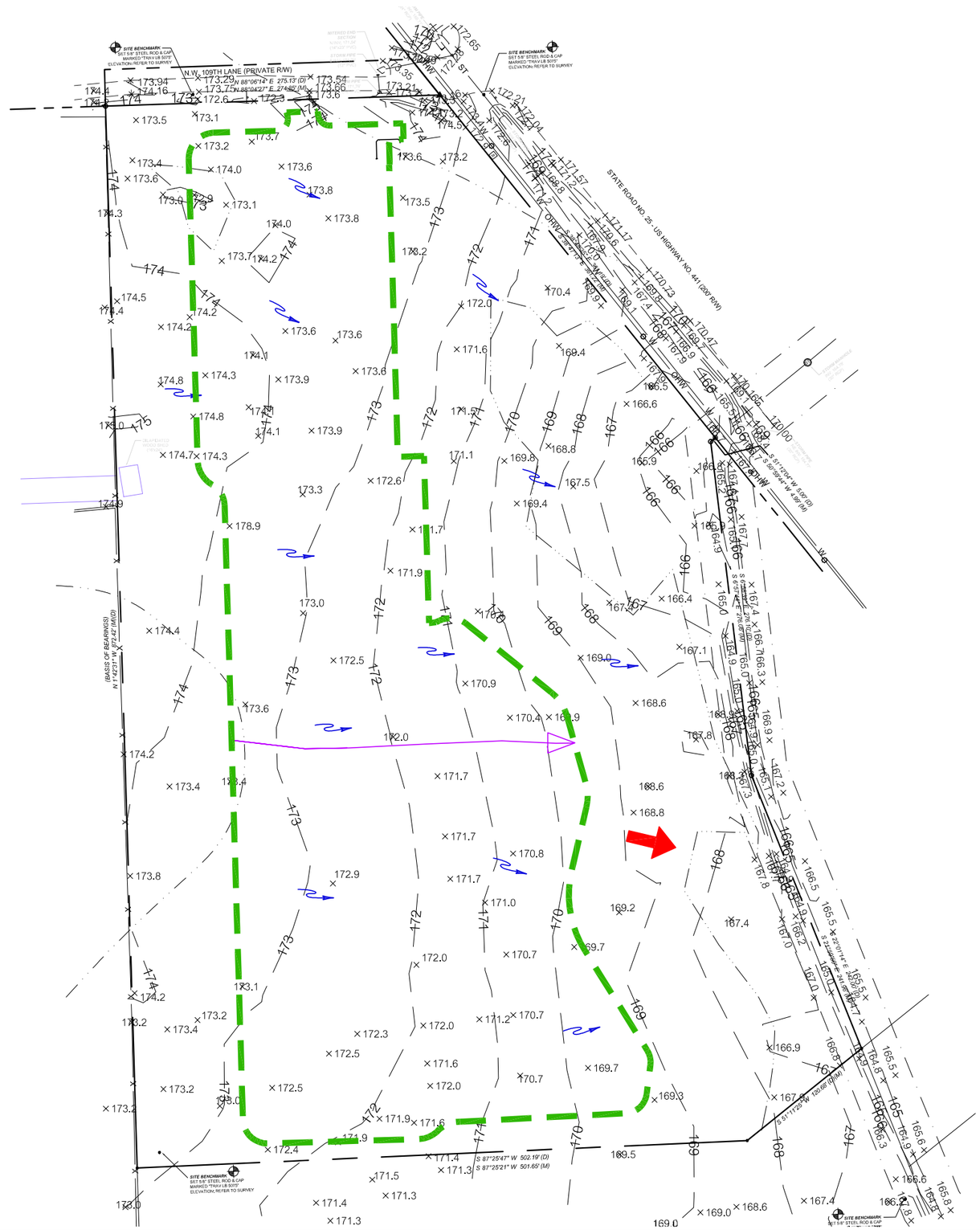
LEGEND

PRE-DEVELOPMENT ONSITE WATERSHED:

PRE-DEVELOPMENT DRAINAGE FLOW PATTERNS:

PRE-DEVELOPMENT TIME OF CONCENTRATION

PRE-DEVELOPMENT DISCHARGE POINT:



NOTE: ALL SOILS ARE TYPE 'D' UNLESS OTHERWISE NOTED

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=100'

VERIFY SCALE BAR IS SHOWN ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RELEASE FOR

SUBMITTAL(S):

CLIENT: CAUSSEAUX, HEWETT, & WALPOLE, INC.
ENGINEERING - SURVEYING - PLANNING

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: 1

TECHNICIAN: GREG WADZINSKI

ENGINEER: KRISTEN JACKSON

QUALITY CONTROL: MITCHELL MASON

PROJECT NUMBER: 22-0316

SHEET NO.: 1

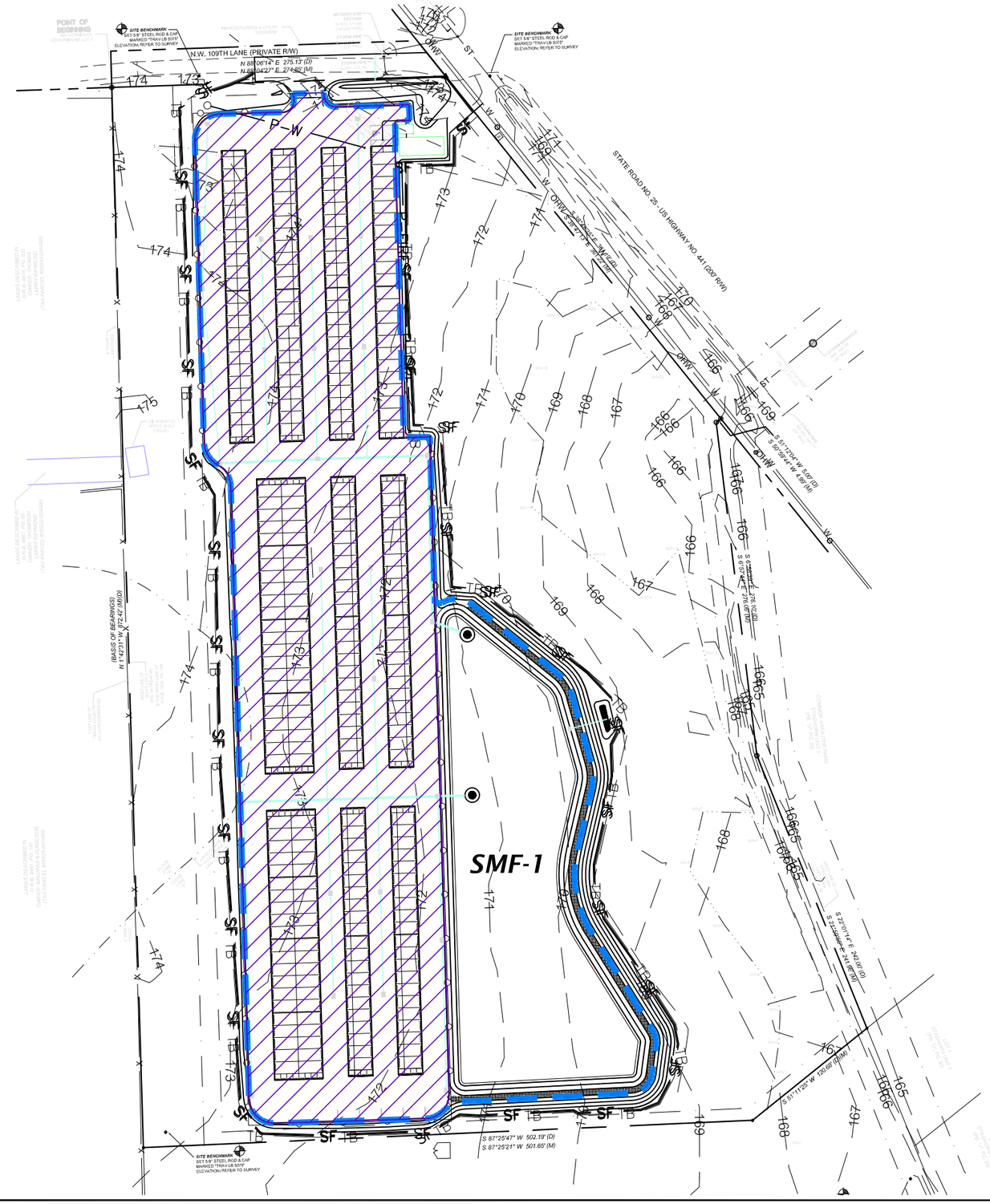
Figure 7

Post-Development Drainage Map

LEGEND

POST-DEVELOPMENT WATERSHED #1:

PROPOSED ONSITE IMPERVIOUS AREA:



NOTE: ALL SOILS ARE TYPE 'D' UNLESS OTHERWISE NOTED

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=100'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RECORD

SUBMIT PLAN

CLIENT: CAUSSEAUX, HEWETT, & WALPOLE, INC.
ENGINEERING - SURVEYING - PLANNING

PROJECT: RIZZZO SELF STORAGE

SHEET TITLE: 1

TECHNICIAN: GREG WADZINSKI

FOREMAN: KRISTEN JACKSON

QUALITY CONTROL: MITCHELL MASON

PROJECT NUMBER: 22-0316

SHEET NO.: 2

Appendix A

Drainage Calculations and
Computer Model Output

CURVE NUMBER CALCULATIONS:

Proposed:

Pre-1

Pre-Development Watershed	Area (sf)	Area (ac)	Percent	CN	Area*CN
Total Area:	187,210	4.30	100%		
Woods (Good, Type 'D')	187,210	4.30	100%	77	330.9

CN = **77**

Tc = 26 min

Post-1

Post-Development Watershed	Area (sf)	Area (ac)	Percent	CN	Area*CN
Total Area:	187,210	4.30	100%		
SMF	46,039	1.06	24.6%	100	105.7
Buildings and Driveway	137,881	3.17	73.7%	98	310.2
Open Space (Good, type 'D')	3,290	0.08	1.8%	80	6.0

CN = **98**

Tc = 10 min* *FDOT minimum TOC, used to be conservative

WQTV Calculations - SMF-1

SRWMD

Minimum treatment volume shall be the runoff from the first 2.0 inches of rainfall from the design storm.

C = 0.95
i (inches) = 2.00
A (ac.) = 4.30
Q (cf) = **29,587**

Runoff Coefficient Calculation			
	Area (ac.)	Coeff. C	C x A
Impervious	3.17	0.95	3.01
Open Space	0.08	0.15	0.01
SMF	1.06	1.00	1.06
Total	4.30		4.08
		C =	**0.95**

CoA

Minimum treatment volume shall be the first 0.5 inches of stormwater runoff.

i (inches) = 0.5
A (ac.) = 187210
Q (cf) = 7,800

	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL / PIPE FLOW							
BASIN	Manning's n (--)	Flow Length L (ft)	2-Year 24-Hour Rain, P2 (in)	Land Slope s (ft/ft)	Tt1 (hr)	Paved or Unpvd. (P or U)	Flow Length L (ft)	Water-course Slope, s (ft/ft)	Avg. Velocity V (ft/s)	Tt2 (hr)	Cross-Section Area, a (ft^2)	Wetted Perim. Pw (ft)	Hydraulic Radius r (ft)	Pipe Slope s (ft/ft)	Manning n (--)	Avg. Velocity V (ft/s)	Flow Length L (ft)	Tt3 (hr)
Pre-1	0.4	100	4.2	0.010	**0.412**	U	181	0.015	1.97	**0.03**								

SHEET FLOW:

$$Tt = \frac{0.007\,(nL)^{0.8}}{(P2)^{0.5}s^{0.4}}$$

SHALLOW CONCENTRATED FLOW:

1. For slopes < 0.005 ft/ft

Unpaved $V=16.1345\,s^{0.5}$

Paved $V=20.3282\,s^{0.5}$

2. For slopes > 0.005 ft/ft

Velocity per Figure 3-1, TR-55

$$Tt = \frac{L}{3600\,V}$$

CHANNEL/PIPE FLOW:

$$V = \frac{1.49r^{2/3}s^{1/2}}{n}$$

$$Tt = \frac{L}{3600\,V}$$

ID #	Tc (hr)	Tc (min)
Pre-1	**0.44**	26

Project Number: 22-0316
Name: Rizzzo Self Storage
Calculated by: KLJ/JHP
Checked by: MGM
Date: 1/4/2024

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-1: Stage-Storage Relationship				
ELEV.	**AREA**	**AREA**	**VOLUME**	**VOLUME**
(FT.)	**(SF)**	**(AC)**	**(CF)**	**(AC-FT)**
171.5	36059	0.8278	0	0.000
172	38005	0.8725	18516	0.425
173	41972	0.9635	58505	1.343
174	46039	1.0569	102511	2.353

Required WQTV =	**29586.58**	**cf**
WQTV Elevation =	**172.28**	**ft**

Permiter of Top =	1029	ft
Max Volume =	102511	cf
Depth =	2.50	ft
Equivalent Length =	415.91	ft
Equivalent Length =	98.59	ft
Infiltration Area =	46039	sf

Stormwater Parameters			
Average Existing Ground Elevation =	170.40	ft	
Base of Aquifer (3 feet bls) =	167.40	ft	
Water Table =	169.40	ft	
Horizontal Permeabilty =	8.50	ft/day	Factor of Safety - 2
Vertical Infiltration =	8.50	ft/day	Factor of Safety - 2
Porosity =	0.30		

PIPE CALCULATIONS:

Structure No.		Invert Elev.		Length	Slope	Dia.	C	Tc	i	A	A	Q (cfs) Actual		Q Full	Pipe A	V - Full Flow	Pipe R	Minor Loss	Minor Loss	Loss	HGL		ToG/ EoP	F.B.	
From	To	U.S.	D.S.	(ft)	(ft/foot)	(in)		(min)	(in/hr)	(sf)	(ac)	Inc	Cumul	(cfs)	(sq-ft)	(fps)	(ft)	Coeff.	(ft)	(ft)	U.S.	D.S.		(in)	
S-13	S-12	171.75	171.46	96	0.0030	12	0.95	10	6.1	5,065	0.12	0.7	0.7	2.12	0.8	2.7	0.25	0.5	0.01	0.03	173.38	173.35	174.49	13	
S-12	S-37	171.46	171.19	91	0.0030	12	0.95	10	6.1	3720	0.09	0.5	1.2	2.10	0.8	2.7	0.25	0.5	0.02	0.08	173.35	173.24	175.08	21	
S-37	S-11	171.19	170.91	92	0.0030	12	0.95	10	6.1	3679	0.08	0.5	1.7	2.13	0.8	2.7	0.25	0.5	0.03	0.17	173.53	173.33	175.08	19	
S-11	T1	170.91	170.79	39	0.0031	24	0.95	10	6.1	3,512	0.08	0.5	2.1	13.59	3.1	4.3	0.50	0.8	0.01	0.00	173.24	173.24	174.95	20	
S-10	S-9	172.10	171.82	91	0.0031	12	0.95	10	6.1	3,790	0.09	0.5	0.5	2.14	0.8	2.7	0.25	0.5	0.00	0.02	173.33	173.31	175.08	21	
S-9	T1	171.82	170.79	92	0.0112	12	0.95	10	6.1	3709	0.09	0.5	1.0	4.08	0.8	5.2	0.25	0.5	0.01	0.06	173.31	173.24	175.08	21	
T1	S-36	170.79	170.67	41	0.0029	24	0.95	10	6.1	0	0.00	0.0	3.1	13.26	3.1	4.2	0.50	0.6	0.01	0.01	173.24	173.22	174.96	NA	*
S-8	S-7	171.98	171.71	91	0.0030	12	0.95	10	6.1	3,781	0.09	0.5	0.5	2.10	0.8	2.7	0.25	0.5	0.00	0.01	173.31	173.29	175.08	21	
S-7	S-36	171.71	170.67	91	0.0114	12	0.95	10	6.1	3727	0.09	0.5	1.0	4.13	0.8	5.3	0.25	0.5	0.01	0.06	173.29	173.22	175.80	30	
S-36	T2	170.67	170.55	41	0.0029	24	0.95	10	6.1	5,334	0.12	0.7	4.8	13.26	3.1	4.2	0.50	0.6	0.02	0.02	173.22	173.18	174.75	18	
S-6	S-5	172.15	171.86	97	0.0030	12	0.95	10	6.1	5,067	0.12	0.7	0.7	2.11	0.8	2.7	0.25	0.5	0.01	0.03	173.53	173.49	174.82	16	
S-5	S-4	171.86	171.59	91	0.0030	12	0.95	10	6.1	3,779	0.09	0.5	1.2	2.10	0.8	2.7	0.25	0.5	0.02	0.08	173.49	173.39	175.08	19	
S-4	T2	171.59	170.55	91	0.0114	12	0.95	10	6.1	3,756	0.09	0.5	1.7	4.13	0.8	5.3	0.25	0.5	0.04	0.17	173.39	173.18	175.08	20	
T2	S-3	170.55	170.40	50	0.0030	24	0.95	10	6.1	0	0.00	0.0	6.5	13.42	3.1	4.3	0.50	0.6	0.04	0.03	173.18	173.11	174.96	NA	*
S-3	S-2	170.40	169.99	136	0.0030	24	0.95	10	6.1	3,936	0.09	0.5	7.0	13.46	3.1	4.3	0.50	0.8	0.06	0.11	173.11	172.93	174.62	18	
S-2	S-1	169.99	169.90	31	0.0029	24	0.95	10	6.1	2,884	0.07	0.4	7.4	13.21	3.1	4.2	0.50	1.0	0.09	0.03	172.93	172.82	174.58	20	
S-21	S-38	171.84	171.57	91	0.0030	12	0.95	10	6.1	3,719	0.09	0.5	0.5	2.10	0.8	2.7	0.25	0.5	0.00	0.01	173.38	173.36	174.91	18	
S-38	S-20	171.57	171.27	99	0.0030	12	0.95	10	6.1	3,679	0.08	0.5	1.0	2.12	0.8	2.7	0.25	0.5	0.01	0.06	173.44	173.36	174.91	18	
S-29	S-28	171.90	171.53	124	0.0030	12	0.95	10	6.1	5110	0.12	0.7	0.7	2.11	0.8	2.7	0.25	0.5	0.01	0.04	173.43	173.38	174.13	8	
S-28	S-20	171.53	171.17	119	0.0030	18	0.95	10	6.1	5,183	0.12	0.7	1.4	6.26	1.8	3.5	0.38	0.5	0.00	0.02	173.38	173.36	174.12	9	
S-20	T3	171.17	170.96	70	0.0030	24	0.95	10	6.1	4,548	0.10	0.6	3.0	13.42	3.1	4.3	0.50	0.6	0.01	0.01	173.36	173.34	174.36	12	
S-19	S-18	171.53	171.26	91	0.0030	12	0.95	10	6.1	7347	0.17	1.0	1.0	2.10	0.8	2.7	0.25	0.5	0.01	0.06	173.64	173.57	174.91	15	
S-18	T3	171.26	170.96	98	0.0031	12	0.95	10	6.1	5,577	0.13	0.7	1.7	2.14	0.8	2.7	0.25	0.5	0.04	0.19	173.57	173.34	174.91	16	
S-27	S-26	171.33	171.07	85	0.0031	12	0.95	10	6.1	6,648	0.15	0.9	0.9	2.13	0.8	2.7	0.25	0.5	0.01	0.04	173.60	173.55	174.35	9	
S-26	T3	171.07	170.96	77	0.0014	12	0.95	10	6.1	6876	0.16	0.9	1.8	1.46	0.8	1.9	0.25	0.5	0.04	0.17	173.55	173.34	174.35	10	
T3	T4	170.96	170.84	41	0.0029	24	0.95	10	6.1	0	0.00	0.0	6.5	13.26	3.1	4.2	0.50	1.0	0.07	0.03	173.34	173.25	174.51	NA	*
S-17	S-16	171.41	171.14	91	0.0030	12	0.95	10	6.1	4,958	0.11	0.7	0.7	2.10	0.8	2.7	0.25	0.5	0.01	0.03	173.39	173.35	174.91	18	
S-16	T4	171.14	170.84	98	0.0031	12	0.95	10	6.1	3,784	0.09	0.5	1.2	2.14	0.8	2.7	0.25	0.5	0.02	0.09	173.35	173.25	174.91	19	
S-25	S-24	171.33	171.07	85	0.0031	12	0.95	10	6.1	4,456	0.10	0.6	0.6	2.13	0.8	2.7	0.25	0.5	0.00	0.02	173.37	173.34	174.35	12	
S-24	T4	171.07	170.84	77	0.0030	12	0.95	10	6.1	4,630	0.11	0.6	1.2	2.11	0.8	2.7	0.25	0.5	0.02	0.08	173.34	173.25	174.35	12	
T4	S-15	170.84	170.69	50	0.0030	24	0.95	10	6.1	0	0.00	0.0	8.8	13.42	3.1	4.3	0.50	1.0	0.12	0.06	173.25	173.06	174.95	NA	*
S-23	S-22	171.52	171.15	123	0.0030	12	0.95	10	6.1	3,636	0.08	0.5	0.5	2.12	0.8	2.7	0.25	0.5	0.00	0.02	173.14	173.12	174.13	12	
S-22	S-15	171.15	170.79	119	0.0030	12	0.95	10	6.1	2,416	0.06	0.3	0.8	2.13	0.8	2.7	0.25	0.5	0.01	0.05	173.12	173.06	174.12	12	
S-15	S-14	170.69	170.00	29	0.0238	24	0.95	10	6.1	8,873	0.20	1.2	10.8	37.80	3.1	12.0	0.50	1.0	0.18	0.06	173.06	172.82	174.07	12	

Notes
1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB = Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.1 inches/hr)
4. The tailwater condition in the pond was set at the peak stage of the 100 YR - 1 HR storm event (EL. 172.82')
* Structures labeled with a T are only pipe intersections and do not represent actual structures.

Section 1

Pre- and Post-Development Results

Project Data

Project Name:	Rizzzo Self Storage Alachua
Simulation Description:	Pre-Development Model
Project Number:	22-0316
Engineer :	KLJ
Supervising Engineer:	MGM
Date:	12-19-2023

Scenario Input Data

Scenario 1 :: 1 Hour - 1 hr - 100 yr

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	26.0
DCIA (%)	0.0
Curve Number	77
Design Rainfall Depth (inches)	4.1
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 2 :: 2 Hour - 2 hr - 100 yr

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	26.0
DCIA (%)	0.0
Curve Number	77
Design Rainfall Depth (inches)	5.2
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 3 :: 4 Hour - 4 hr - 100 yr

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	26.0
DCIA (%)	0.0
Curve Number	77
Design Rainfall Depth (inches)	6.3
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 4 :: 8 Hour - 8 hr - 100 yr

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	26.0
DCIA (%)	0.0
Curve Number	77
Design Rainfall Depth (inches)	7.5
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 5 :: 24 Hour - 24 hr - 100 yr

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	26.0
DCIA (%)	0.0
Curve Number	77
Design Rainfall Depth (inches)	9.7
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Sort-By-Category Report

Scenarios Considered: 1 to 5

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft^3/s)	Time (hours)	Description
1	1	8.76	0.87	1 Hour - 1 hr - 100 yr
2	4	8.63	4.10	8 Hour - 8 hr - 100 yr
3	2	8.58	1.04	2 Hour - 2 hr - 100 yr
4	3	7.95	2.66	4 Hour - 4 hr - 100 yr
5	5	3.29	12.08	24 Hour - 24 hr - 100 yr

Discharge - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Discharge Volume (ft^3)	Time (hours)	Description
1	5	107235.40	26.58	24 Hour - 24 hr - 100 yr
2	4	74467.03	10.57	8 Hour - 8 hr - 100 yr
3	3	58395.13	6.59	4 Hour - 4 hr - 100 yr
4	2	43421.15	4.56	2 Hour - 2 hr - 100 yr
5	1	29129.57	3.58	1 Hour - 1 hr - 100 yr

PONDS Version 3.3.0241
Retention Pond Recovery - Refined Method
Copyright 2011
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Rizzzo Self Storage Alachua
Simulation Description:	Post Dev
Project Number:	22-0316
Engineer :	KLJ/JHP
Supervising Engineer:	MGM
Date:	12-21-2023

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	167.40
Water Table Elevation, [WT] (ft datum):	169.40
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	8.50
Fillable Porosity, [n] (%):	30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	8.5
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	46039.0

Geometry Data

Equivalent Pond Length, [L] (ft):	416.0
Equivalent Pond Width, [W] (ft):	99.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)
171.50	36059.0
172.00	38005.0
173.00	41972.0
174.00	46039.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: WQTV Weir

Weir elevation, (ft datum):	172.3
Weir coefficient:	3.13
Weir length, (ft):	1.5
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: 1 Hour - 1 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	4.1
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 2 :: 2 Hour - 2 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	5.2
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 3 :: 4 Hour - 4 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	6.3
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 4 :: 8 Hour - 8 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	7.5
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario Input Data (cont'd.)

Scenario 5 :: 24 Hour - 24 hr - 100 yr

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres)	4.300
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	9.7
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 169.40 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.250	6.250	12.250	18.250	24.250
0.500	6.500	12.500	18.500	24.500
0.750	6.750	12.750	18.750	24.750
1.000	7.000	13.000	19.000	25.000
1.250	7.250	13.250	19.250	25.250
1.500	7.500	13.500	19.500	25.500
1.750	7.750	13.750	19.750	25.750
2.000	8.000	14.000	20.000	26.000
2.250	8.250	14.250	20.250	26.250
2.500	8.500	14.500	20.500	26.500
2.750	8.750	14.750	20.750	26.750
3.000	9.000	15.000	21.000	27.000
3.250	9.250	15.250	21.250	27.250
3.500	9.500	15.500	21.500	27.500
3.750	9.750	15.750	21.750	27.750
4.000	10.000	16.000	22.000	28.000
4.250	10.250	16.250	22.250	28.250
4.500	10.500	16.500	22.500	28.500
4.750	10.750	16.750	22.750	28.750
5.000	11.000	17.000	23.000	29.000
5.250	11.250	17.250	23.250	29.250
5.500	11.500	17.500	23.500	29.500
5.750	11.750	17.750	23.750	29.750
6.000	12.000	18.000	24.000	30.000

Scenario 6 :: WQTV

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 29587

Initial ground water level (ft datum) 169.40 (default)

Scenario Input Data (cont'd.)

Scenario 6 (cont'd.) :: Slug Load :: WQTV

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

Sort-By-Category Report

Scenarios Considered: 1 to 6

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	4	172.90	5.18	8 Hour - 8 hr - 100 yr
2	5	172.85	16.04	24 Hour - 24 hr - 100 yr
3	3	172.83	3.58	4 Hour - 4 hr - 100 yr
4	2	172.74	1.49	2 Hour - 2 hr - 100 yr
5	1	172.72	0.96	1 Hour - 1 hr - 100 yr
6	6	172.29	0.00	WQTV

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft^3/s)	Time (hours)	Description
1	4	2.19	5.18	8 Hour - 8 hr - 100 yr
2	5	1.91	16.04	24 Hour - 24 hr - 100 yr
3	3	1.83	3.58	4 Hour - 4 hr - 100 yr
4	2	1.36	1.49	2 Hour - 2 hr - 100 yr
5	1	1.26	0.96	1 Hour - 1 hr - 100 yr
6	6	None	N.A.	WQTV

Discharge - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Discharge Volume (ft^3)	Time (hours)	Description
1	5	77672.66	48.58	24 Hour - 24 hr - 100 yr
2	4	50589.82	32.58	8 Hour - 8 hr - 100 yr
3	3	35106.19	28.58	4 Hour - 4 hr - 100 yr
4	2	11981.02	14.58	2 Hour - 2 hr - 100 yr
5	1	2751.83	1.58	1 Hour - 1 hr - 100 yr
6	6	None	N.A.	WQTV

Detailed Results (cont,d.) *:: Scenario 1 :: 1 Hour - 1 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
19.578	0.0000	0.0000	171.831	0.05890	0.00000	59887.7	45001.7	2751.8	S
25.578	0.0000	0.0000	171.800	0.04913	0.00000	59887.7	46143.4	2751.8	S
31.578	0.0000	0.0000	171.774	0.04281	0.00000	59887.7	47124.1	2751.8	S
37.578	0.0000	0.0000	171.750	0.03827	0.00000	59887.7	47992.6	2751.8	S
43.578	0.0000	0.0000	171.729	0.03482	0.00000	59887.7	48777.5	2751.8	S
49.578	0.0000	0.0000	171.710	0.03207	0.00000	59887.7	49496.7	2751.8	S
55.578	0.0000	0.0000	171.691	0.02982	0.00000	59887.7	50162.9	2751.8	S
61.578	0.0000	0.0000	171.675	0.02793	0.00000	59887.7	50784.9	2751.8	S
67.578	0.0000	0.0000	171.659	0.02632	0.00000	59887.7	51369.4	2751.8	S
73.578	0.0000	0.0000	171.644	0.02492	0.00000	59887.7	51921.8	2751.8	S
79.578	0.0000	0.0000	171.629	0.02370	0.00000	59887.7	52446.0	2751.8	S
85.578	0.0000	0.0000	171.616	0.02261	0.00000	59887.7	52945.4	2751.8	S
91.578	0.0000	0.0000	171.602	0.02164	0.00000	59887.7	53422.7	2751.8	S
97.578	0.0000	0.0000	171.590	0.02076	0.00000	59887.7	53880.1	2751.8	S
103.578	0.0000	0.0000	171.578	0.01997	0.00000	59887.7	54319.6	2751.8	S
109.578	0.0000	0.0000	171.566	0.01924	0.00000	59887.7	54742.7	2751.8	S
115.578	0.0000	0.0000	171.555	0.01858	0.00000	59887.7	55150.9	2751.8	S
121.578	0.0000	0.0000	171.544	0.01797	0.00000	59887.7	55545.4	2751.8	S
127.578	0.0000	0.0000	171.534	0.01740	0.00000	59887.7	55927.2	2751.8	S
133.578	0.0000	0.0000	171.523	0.01688	0.00000	59887.7	56297.3	2751.8	S
139.578	0.0000	0.0000	171.513	0.01639	0.00000	59887.7	56656.4	2751.8	S
145.578	0.0000	0.0000	171.504	0.01110	0.00000	59887.7	57005.4	2751.8	S
151.578	0.0000	0.0000	171.484	0.00302	0.00000	59887.7	57135.9	2751.8	S
157.578	0.0000	0.0000	171.460	0.00000	0.00000	59887.7	57135.9	2751.8	S
163.578	0.0000	0.0000	171.438	0.00000	0.00000	59887.7	57135.9	2751.8	S
169.578	0.0000	0.0000	171.416	0.00000	0.00000	59887.7	57135.9	2751.8	S
175.578	0.0000	0.0000	171.396	0.00000	0.00000	59887.7	57135.9	2751.8	S
181.578	0.0000	0.0000	171.376	0.00000	0.00000	59887.7	57135.9	2751.8	S
187.578	0.0000	0.0000	171.357	0.00000	0.00000	59887.7	57135.9	2751.8	S
193.578	0.0000	0.0000	171.339	0.00000	0.00000	59887.7	57135.9	2751.8	S
199.578	0.0000	0.0000	171.322	0.00000	0.00000	59887.7	57135.9	2751.8	S
205.578	0.0000	0.0000	171.305	0.00000	0.00000	59887.7	57135.9	2751.8	S
211.578	0.0000	0.0000	171.288	0.00000	0.00000	59887.7	57135.9	2751.8	S
217.578	0.0000	0.0000	171.272	0.00000	0.00000	59887.7	57135.9	2751.8	S
223.578	0.0000	0.0000	171.257	0.00000	0.00000	59887.7	57135.9	2751.8	S
229.578	0.0000	0.0000	171.242	0.00000	0.00000	59887.7	57135.9	2751.8	S
235.578	0.0000	0.0000	171.228	0.00000	0.00000	59887.7	57135.9	2751.8	S
241.578	0.0000	0.0000	171.214	0.00000	0.00000	59887.7	57135.9	2751.8	S
247.578	0.0000	0.0000	171.200	0.00000	0.00000	59887.7	57135.9	2751.8	S
253.578	0.0000	0.0000	171.187	0.00000	0.00000	59887.7	57135.9	2751.8	S
259.578	0.0000	0.0000	171.174	0.00000	0.00000	59887.7	57135.9	2751.8	S
265.578	0.0000	0.0000	171.161	0.00000	0.00000	59887.7	57135.9	2751.8	S
271.578	0.0000	0.0000	171.149	0.00000	0.00000	59887.7	57135.9	2751.8	S
277.578	0.0000	0.0000	171.137	0.00000	0.00000	59887.7	57135.9	2751.8	S
283.578	0.0000	0.0000	171.125	0.00000	0.00000	59887.7	57135.9	2751.8	S
289.578	0.0000	0.0000	171.113	0.00000	0.00000	59887.7	57135.9	2751.8	S
295.578	0.0000	0.0000	171.102	0.00000	0.00000	59887.7	57135.9	2751.8	S
301.578	0.0000	0.0000	171.091	0.00000	0.00000	59887.7	57135.9	2751.8	S
307.578	0.0000	0.0000	171.081	0.00000	0.00000	59887.7	57135.9	2751.8	S
313.578	0.0000	0.0000	171.070	0.00000	0.00000	59887.7	57135.9	2751.8	S
319.578	0.0000	0.0000	171.060	0.00000	0.00000	59887.7	57135.9	2751.8	S
325.578	0.0000	0.0000	171.050	0.00000	0.00000	59887.7	57135.9	2751.8	S
331.578	0.0000	0.0000	171.040	0.00000	0.00000	59887.7	57135.9	2751.8	S
337.578	0.0000	0.0000	171.030	0.00000	0.00000	59887.7	57135.9	2751.8	S
343.578	0.0000	0.0000	171.021	0.00000	0.00000	59887.7	57135.9	2751.8	S
349.578	0.0000	0.0000	171.011	0.00000	0.00000	59887.7	57135.9	2751.8	S
355.578	0.0000	0.0000	171.002	0.00000	0.00000	59887.7	57135.9	2751.8	S
361.578	0.0000	0.0000	170.993	0.00000	0.00000	59887.7	57135.9	2751.8	S
367.578	0.0000	0.0000	170.984	0.00000	0.00000	59887.7	57135.9	2751.8	S
373.578	0.0000	0.0000	170.976	0.00000	0.00000	59887.7	57135.9	2751.8	S
379.578	0.0000	0.0000	170.967	0.00000	0.00000	59887.7	57135.9	2751.8	S
385.578	0.0000	0.0000	170.959	0.00000	0.00000	59887.7	57135.9	2751.8	S
391.578	0.0000	0.0000	170.951	0.00000	0.00000	59887.7	57135.9	2751.8	S
397.578	0.0000	0.0000	170.943	0.00000	0.00000	59887.7	57135.9	2751.8	S
403.578	0.0000	0.0000	170.935	0.00000	0.00000	59887.7	57135.9	2751.8	S
409.578	0.0000	0.0000	170.927	0.00000	0.00000	59887.7	57135.9	2751.8	S
415.578	0.0000	0.0000	170.919	0.00000	0.00000	59887.7	57135.9	2751.8	S
421.578	0.0000	0.0000	170.912	0.00000	0.00000	59887.7	57135.9	2751.8	S
427.578	0.0000	0.0000	170.904	0.00000	0.00000	59887.7	57135.9	2751.8	S
433.578	0.0000	0.0000	170.897	0.00000	0.00000	59887.7	57135.9	2751.8	S
439.578	0.0000	0.0000	170.890	0.00000	0.00000	59887.7	57135.9	2751.8	S
445.578	0.0000	0.0000	170.883	0.00000	0.00000	59887.7	57135.9	2751.8	S
451.578	0.0000	0.0000	170.876	0.00000	0.00000	59887.7	57135.9	2751.8	S
457.578	0.0000	0.0000	170.869	0.00000	0.00000	59887.7	57135.9	2751.8	S

Detailed Results (cont,d.) *:: Scenario 2 :: 2 Hour - 2 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
1.644	4.5177	0.0000	172.730	4.02756	1.32393	71852.1	21294.1	3240.6	U/P
1.667	4.3803	0.0000	172.728	4.02682	1.31582	72208.0	21616.3	3346.2	U/P
1.689	4.2046	0.0000	172.726	4.02595	1.30641	72551.4	21938.4	3451.1	U/P
1.711	4.0225	0.0000	172.724	4.02495	1.29551	72880.5	22260.5	3555.2	U/P
1.733	3.8563	0.0000	172.721	4.02384	1.28320	73195.7	22582.4	3658.3	U/P
1.756	3.7182	0.0000	172.718	4.02263	1.26969	73498.6	22904.3	3760.4	U/P
1.778	3.6190	0.0000	172.715	4.02136	1.25530	73792.1	23226.0	3861.4	U/P
1.800	3.5497	0.0000	172.712	4.02004	1.24036	74078.9	23547.7	3961.3	U/P
1.822	3.4832	0.0000	172.708	4.01868	1.22502	74360.2	23869.2	4059.9	U/P
1.844	3.3943	0.0000	172.705	4.01726	1.20921	74635.3	24190.7	4157.3	U/P
1.867	3.2569	0.0000	172.701	4.01574	1.19263	74901.3	24512.0	4253.3	U/P
1.889	3.0811	0.0000	172.697	4.01412	1.17491	75154.9	24833.2	4348.0	U/P
1.911	2.8990	0.0000	172.693	4.01237	1.15590	75394.1	25154.3	4441.3	U/P
1.933	2.7327	0.0000	172.688	4.01051	1.13567	75619.3	25475.2	4532.9	U/P
1.956	2.5945	0.0000	172.683	4.00856	1.11443	75832.4	25795.9	4622.9	U/P
1.978	2.4953	0.0000	172.678	4.00655	1.09252	76036.0	26116.5	4711.2	U/P
2.000	2.4260	0.0000	172.673	4.00450	1.07022	76232.9	26437.0	4797.7	U/P
2.022	2.3426	0.0000	172.668	4.00239	1.04764	76423.6	26757.3	4882.4	U/P
2.044	2.2014	0.0000	172.662	4.00018	1.02447	76605.4	27077.4	4965.3	U/P
2.067	1.9528	0.0000	172.657	3.99781	1.00007	76771.5	27397.3	5046.3	U/P
2.089	1.6202	0.0000	172.650	3.99521	0.97369	76914.5	27717.0	5125.2	U/P
2.111	1.2696	0.0000	172.643	3.99237	0.94500	77030.1	28036.5	5202.0	U/P
2.133	0.9465	0.0000	172.636	3.98931	0.91412	77118.7	28355.8	5276.4	U/P
2.156	0.6769	0.0000	172.628	3.98607	0.88148	77183.6	28674.8	5348.2	U/P
2.178	0.4832	0.0000	172.619	3.98270	0.84768	77230.0	28993.6	5417.3	U/P
2.200	0.3482	0.0000	172.611	3.97925	0.81331	77263.3	29312.0	5483.8	U/P
2.222	0.2513	0.0000	172.602	3.97575	0.77878	77287.3	29630.2	5547.5	U/P
2.244	0.1797	0.0000	172.593	3.97222	0.74439	77304.5	29948.2	5608.4	U/P
2.267	0.1287	0.0000	172.584	3.96867	0.71031	77316.8	30265.8	5666.6	U/P
2.289	0.0916	0.0000	172.575	3.96512	0.67668	77325.7	30583.2	5722.1	U/P
2.311	0.0650	0.0000	172.566	3.96157	0.64362	77331.9	30900.2	5774.9	U/P
2.333	0.0461	0.0000	172.557	3.95804	0.61117	77336.4	31217.0	5825.1	U/P
2.356	0.0326	0.0000	172.548	3.95452	0.57940	77339.5	31533.5	5872.7	U/P
2.378	0.0229	0.0000	172.539	3.95101	0.54834	77341.7	31849.7	5917.8	U/P
2.400	0.0158	0.0000	172.530	3.94752	0.51799	77343.3	32165.7	5960.5	U/P
2.422	0.0107	0.0000	172.521	4.27835	0.48838	77344.3	32481.3	6000.7	U/P
2.444	0.0070	0.0000	172.512	2.62653	0.45639	77345.1	32850.2	6019.0	U/S
2.467	0.0041	0.0000	172.509	0.64479	0.44927	77345.5	32901.6	6055.2	S
2.489	0.0020	0.0000	172.507	0.64939	0.44224	77345.7	32953.4	6090.9	S
2.511	0.0007	0.0000	172.505	0.65261	0.43527	77345.8	33005.5	6126.0	S
2.533	0.0000	0.0000	172.503	0.65449	0.42836	77345.9	33057.8	6160.5	S
2.556	0.0000	0.0000	172.501	0.65506	0.42153	77345.9	33110.2	6194.5	S
2.578	0.0000	0.0000	172.499	0.65272	0.41478	77345.9	33162.6	6227.9	S
8.578	0.0000	0.0000	172.354	0.05339	0.05896	77345.9	33780.4	11344.3	S
14.578	0.0000	0.0000	172.295	0.07834	0.00000	77345.9	35469.1	11981.0	S
20.578	0.0000	0.0000	172.252	0.07128	0.00000	77345.9	37164.5	11981.0	S
26.578	0.0000	0.0000	172.216	0.05957	0.00000	77345.9	38548.3	11981.0	S
32.578	0.0000	0.0000	172.185	0.05195	0.00000	77345.9	39738.1	11981.0	S
38.578	0.0000	0.0000	172.158	0.04647	0.00000	77345.9	40792.6	11981.0	S
44.578	0.0000	0.0000	172.133	0.04229	0.00000	77345.9	41745.7	11981.0	S
50.578	0.0000	0.0000	172.111	0.03896	0.00000	77345.9	42619.5	11981.0	S
56.578	0.0000	0.0000	172.090	0.03623	0.00000	77345.9	43428.9	11981.0	S
62.578	0.0000	0.0000	172.070	0.03394	0.00000	77345.9	44184.8	11981.0	S
68.578	0.0000	0.0000	172.051	0.03199	0.00000	77345.9	44895.2	11981.0	S
74.578	0.0000	0.0000	172.034	0.03029	0.00000	77345.9	45566.6	11981.0	S
80.578	0.0000	0.0000	172.017	0.02880	0.00000	77345.9	46203.7	11981.0	S
86.578	0.0000	0.0000	172.001	0.02748	0.00000	77345.9	46810.8	11981.0	S
92.578	0.0000	0.0000	171.986	0.02630	0.00000	77345.9	47391.0	11981.0	S
98.578	0.0000	0.0000	171.971	0.02524	0.00000	77345.9	47947.0	11981.0	S
104.578	0.0000	0.0000	171.957	0.02427	0.00000	77345.9	48481.3	11981.0	S
110.578	0.0000	0.0000	171.943	0.02339	0.00000	77345.9	48995.7	11981.0	S
116.578	0.0000	0.0000	171.930	0.02259	0.00000	77345.9	49491.9	11981.0	S
122.578	0.0000	0.0000	171.918	0.02184	0.00000	77345.9	49971.5	11981.0	S
128.578	0.0000	0.0000	171.905	0.02116	0.00000	77345.9	50435.6	11981.0	S
134.578	0.0000	0.0000	171.893	0.02052	0.00000	77345.9	50885.4	11981.0	S
140.578	0.0000	0.0000	171.882	0.01992	0.00000	77345.9	51322.0	11981.0	S
146.578	0.0000	0.0000	171.870	0.01937	0.00000	77345.9	51746.2	11981.0	S
152.578	0.0000	0.0000	171.859	0.01885	0.00000	77345.9	52158.8	11981.0	S
158.578	0.0000	0.0000	171.849	0.01836	0.00000	77345.9	52560.5	11981.0	S
164.578	0.0000	0.0000	171.838	0.01790	0.00000	77345.9	52951.9	11981.0	S
170.578	0.0000	0.0000	171.828	0.01747	0.00000	77345.9	53333.7	11981.0	S
176.578	0.0000	0.0000	171.818	0.01705	0.00000	77345.9	53706.4	11981.0	S
182.578	0.0000	0.0000	171.808	0.01667	0.00000	77345.9	54070.5	11981.0	S
188.578	0.0000	0.0000	171.799	0.01630	0.00000	77345.9	54426.4	11981.0	S

Detailed Results (cont,d.) *:: Scenario 2 :: 2 Hour - 2 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
194.578	0.0000	0.0000	171.789	0.01595	0.00000	77345.9	54774.5	11981.0	S
200.578	0.0000	0.0000	171.780	0.01561	0.00000	77345.9	55115.2	11981.0	S
206.578	0.0000	0.0000	171.771	0.01529	0.00000	77345.9	55448.9	11981.0	S
212.578	0.0000	0.0000	171.762	0.01499	0.00000	77345.9	55775.9	11981.0	S
218.578	0.0000	0.0000	171.754	0.01470	0.00000	77345.9	56096.4	11981.0	S
224.578	0.0000	0.0000	171.745	0.01442	0.00000	77345.9	56410.8	11981.0	S
230.578	0.0000	0.0000	171.737	0.01415	0.00000	77345.9	56719.2	11981.0	S
236.578	0.0000	0.0000	171.729	0.01389	0.00000	77345.9	57022.1	11981.0	S
242.578	0.0000	0.0000	171.721	0.01365	0.00000	77345.9	57319.5	11981.0	S
248.578	0.0000	0.0000	171.713	0.01341	0.00000	77345.9	57611.7	11981.0	S
254.578	0.0000	0.0000	171.705	0.01318	0.00000	77345.9	57898.9	11981.0	S
260.578	0.0000	0.0000	171.697	0.01297	0.00000	77345.9	58181.3	11981.0	S
266.578	0.0000	0.0000	171.690	0.01275	0.00000	77345.9	58459.0	11981.0	S
272.578	0.0000	0.0000	171.682	0.01255	0.00000	77345.9	58732.2	11981.0	S
278.578	0.0000	0.0000	171.675	0.01235	0.00000	77345.9	59001.1	11981.0	S
284.578	0.0000	0.0000	171.668	0.01216	0.00000	77345.9	59265.9	11981.0	S
290.578	0.0000	0.0000	171.661	0.01198	0.00000	77345.9	59526.6	11981.0	S
296.578	0.0000	0.0000	171.654	0.01180	0.00000	77345.9	59783.4	11981.0	S
302.578	0.0000	0.0000	171.647	0.01163	0.00000	77345.9	60036.4	11981.0	S
308.578	0.0000	0.0000	171.640	0.01146	0.00000	77345.9	60285.8	11981.0	S
314.578	0.0000	0.0000	171.633	0.01130	0.00000	77345.9	60531.6	11981.0	S
320.578	0.0000	0.0000	171.626	0.01114	0.00000	77345.9	60774.0	11981.0	S
326.578	0.0000	0.0000	171.620	0.01099	0.00000	77345.9	61013.0	11981.0	S
332.578	0.0000	0.0000	171.613	0.01084	0.00000	77345.9	61248.8	11981.0	S
338.578	0.0000	0.0000	171.607	0.01070	0.00000	77345.9	61481.5	11981.0	S
344.578	0.0000	0.0000	171.601	0.01056	0.00000	77345.9	61711.1	11981.0	S
350.578	0.0000	0.0000	171.595	0.01043	0.00000	77345.9	61937.8	11981.0	S
356.578	0.0000	0.0000	171.588	0.01029	0.00000	77345.9	62161.5	11981.0	S
362.578	0.0000	0.0000	171.582	0.01017	0.00000	77345.9	62382.5	11981.0	S
368.578	0.0000	0.0000	171.576	0.01004	0.00000	77345.9	62600.7	11981.0	S
374.578	0.0000	0.0000	171.570	0.00992	0.00000	77345.9	62816.2	11981.0	S
380.578	0.0000	0.0000	171.565	0.00980	0.00000	77345.9	63029.2	11981.0	S
386.578	0.0000	0.0000	171.559	0.00968	0.00000	77345.9	63239.6	11981.0	S
392.578	0.0000	0.0000	171.553	0.00957	0.00000	77345.9	63447.5	11981.0	S
398.578	0.0000	0.0000	171.547	0.00946	0.00000	77345.9	63653.1	11981.0	S
404.578	0.0000	0.0000	171.542	0.00935	0.00000	77345.9	63856.3	11981.0	S
410.578	0.0000	0.0000	171.536	0.00925	0.00000	77345.9	64057.1	11981.0	S
416.578	0.0000	0.0000	171.531	0.00915	0.00000	77345.9	64255.8	11981.0	S
422.578	0.0000	0.0000	171.525	0.00905	0.00000	77345.9	64452.3	11981.0	S
428.578	0.0000	0.0000	171.520	0.00895	0.00000	77345.9	64646.6	11981.0	S
434.578	0.0000	0.0000	171.515	0.00885	0.00000	77345.9	64838.9	11981.0	S
440.578	0.0000	0.0000	171.509	0.00876	0.00000	77345.9	65029.1	11981.0	S
446.578	0.0000	0.0000	171.504	0.00777	0.00000	77345.9	65217.3	11981.0	S
452.578	0.0000	0.0000	171.498	0.00342	0.00000	77345.9	65364.9	11981.0	S
458.578	0.0000	0.0000	171.484	0.00000	0.00000	77345.9	65364.9	11981.0	S
464.578	0.0000	0.0000	171.471	0.00000	0.00000	77345.9	65364.9	11981.0	S
470.578	0.0000	0.0000	171.459	0.00000	0.00000	77345.9	65364.9	11981.0	S
476.578	0.0000	0.0000	171.447	0.00000	0.00000	77345.9	65364.9	11981.0	S
482.578	0.0000	0.0000	171.435	0.00000	0.00000	77345.9	65364.9	11981.0	S
488.578	0.0000	0.0000	171.423	0.00000	0.00000	77345.9	65364.9	11981.0	S
494.578	0.0000	0.0000	171.412	0.00000	0.00000	77345.9	65364.9	11981.0	S
500.578	0.0000	0.0000	171.401	0.00000	0.00000	77345.9	65364.9	11981.0	S
506.578	0.0000	0.0000	171.391	0.00000	0.00000	77345.9	65364.9	11981.0	S
512.578	0.0000	0.0000	171.380	0.00000	0.00000	77345.9	65364.9	11981.0	S
518.578	0.0000	0.0000	171.370	0.00000	0.00000	77345.9	65364.9	11981.0	S
524.578	0.0000	0.0000	171.360	0.00000	0.00000	77345.9	65364.9	11981.0	S
530.578	0.0000	0.0000	171.350	0.00000	0.00000	77345.9	65364.9	11981.0	S
536.578	0.0000	0.0000	171.340	0.00000	0.00000	77345.9	65364.9	11981.0	S
542.578	0.0000	0.0000	171.331	0.00000	0.00000	77345.9	65364.9	11981.0	S
548.578	0.0000	0.0000	171.322	0.00000	0.00000	77345.9	65364.9	11981.0	S
554.578	0.0000	0.0000	171.313	0.00000	0.00000	77345.9	65364.9	11981.0	S
560.578	0.0000	0.0000	171.304	0.00000	0.00000	77345.9	65364.9	11981.0	S
566.578	0.0000	0.0000	171.295	0.00000	0.00000	77345.9	65364.9	11981.0	S
572.578	0.0000	0.0000	171.286	0.00000	0.00000	77345.9	65364.9	11981.0	S
578.578	0.0000	0.0000	171.278	0.00000	0.00000	77345.9	65364.9	11981.0	S
584.578	0.0000	0.0000	171.269	0.00000	0.00000	77345.9	65364.9	11981.0	S
590.578	0.0000	0.0000	171.261	0.00000	0.00000	77345.9	65364.9	11981.0	S
596.578	0.0000	0.0000	171.253	0.00000	0.00000	77345.9	65364.9	11981.0	S
602.578	0.0000	0.0000	171.245	0.00000	0.00000	77345.9	65364.9	11981.0	S
608.578	0.0000	0.0000	171.237	0.00000	0.00000	77345.9	65364.9	11981.0	S
614.578	0.0000	0.0000	171.229	0.00000	0.00000	77345.9	65364.9	11981.0	S
620.578	0.0000	0.0000	171.221	0.00000	0.00000	77345.9	65364.9	11981.0	S
626.578	0.0000	0.0000	171.214	0.00000	0.00000	77345.9	65364.9	11981.0	S
632.578	0.0000	0.0000	171.206	0.00000	0.00000	77345.9	65364.9	11981.0	S

Detailed Results (cont,d.) *:: Scenario 3 :: 4 Hour - 4 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
100.578	0.0000	0.0000	172.042	0.02583	0.00000	94659.1	39435.7	35106.2	S
106.578	0.0000	0.0000	172.028	0.02486	0.00000	94659.1	39982.7	35106.2	S
112.578	0.0000	0.0000	172.014	0.02398	0.00000	94659.1	40509.8	35106.2	S
118.578	0.0000	0.0000	172.001	0.02316	0.00000	94659.1	41018.5	35106.2	S
124.578	0.0000	0.0000	171.988	0.02241	0.00000	94659.1	41510.4	35106.2	S
130.578	0.0000	0.0000	171.975	0.02172	0.00000	94659.1	41986.7	35106.2	S
136.578	0.0000	0.0000	171.963	0.02107	0.00000	94659.1	42448.5	35106.2	S
142.578	0.0000	0.0000	171.951	0.02047	0.00000	94659.1	42896.9	35106.2	S
148.578	0.0000	0.0000	171.939	0.01990	0.00000	94659.1	43332.6	35106.2	S
154.578	0.0000	0.0000	171.928	0.01937	0.00000	94659.1	43756.6	35106.2	S
160.578	0.0000	0.0000	171.917	0.01888	0.00000	94659.1	44169.6	35106.2	S
166.578	0.0000	0.0000	171.907	0.01841	0.00000	94659.1	44572.1	35106.2	S
172.578	0.0000	0.0000	171.896	0.01797	0.00000	94659.1	44964.8	35106.2	S
178.578	0.0000	0.0000	171.886	0.01755	0.00000	94659.1	45348.2	35106.2	S
184.578	0.0000	0.0000	171.876	0.01715	0.00000	94659.1	45722.8	35106.2	S
190.578	0.0000	0.0000	171.866	0.01677	0.00000	94659.1	46089.1	35106.2	S
196.578	0.0000	0.0000	171.857	0.01641	0.00000	94659.1	46447.4	35106.2	S
202.578	0.0000	0.0000	171.847	0.01607	0.00000	94659.1	46798.2	35106.2	S
208.578	0.0000	0.0000	171.838	0.01575	0.00000	94659.1	47141.8	35106.2	S
214.578	0.0000	0.0000	171.829	0.01544	0.00000	94659.1	47478.5	35106.2	S
220.578	0.0000	0.0000	171.820	0.01514	0.00000	94659.1	47808.7	35106.2	S
226.578	0.0000	0.0000	171.812	0.01485	0.00000	94659.1	48132.5	35106.2	S
232.578	0.0000	0.0000	171.803	0.01458	0.00000	94659.1	48450.4	35106.2	S
238.578	0.0000	0.0000	171.795	0.01432	0.00000	94659.1	48762.4	35106.2	S
244.578	0.0000	0.0000	171.786	0.01407	0.00000	94659.1	49068.9	35106.2	S
250.578	0.0000	0.0000	171.778	0.01382	0.00000	94659.1	49370.1	35106.2	S
256.578	0.0000	0.0000	171.770	0.01359	0.00000	94659.1	49666.1	35106.2	S
262.578	0.0000	0.0000	171.762	0.01337	0.00000	94659.1	49957.2	35106.2	S
268.578	0.0000	0.0000	171.755	0.01315	0.00000	94659.1	50243.5	35106.2	S
274.578	0.0000	0.0000	171.747	0.01294	0.00000	94659.1	50525.3	35106.2	S
280.578	0.0000	0.0000	171.740	0.01274	0.00000	94659.1	50802.6	35106.2	S
286.578	0.0000	0.0000	171.732	0.01254	0.00000	94659.1	51075.6	35106.2	S
292.578	0.0000	0.0000	171.725	0.01236	0.00000	94659.1	51344.4	35106.2	S
298.578	0.0000	0.0000	171.718	0.01217	0.00000	94659.1	51609.3	35106.2	S
304.578	0.0000	0.0000	171.711	0.01200	0.00000	94659.1	51870.3	35106.2	S
310.578	0.0000	0.0000	171.704	0.01182	0.00000	94659.1	52127.5	35106.2	S
316.578	0.0000	0.0000	171.697	0.01166	0.00000	94659.1	52381.1	35106.2	S
322.578	0.0000	0.0000	171.690	0.01150	0.00000	94659.1	52631.2	35106.2	S
328.578	0.0000	0.0000	171.683	0.01134	0.00000	94659.1	52877.8	35106.2	S
334.578	0.0000	0.0000	171.677	0.01119	0.00000	94659.1	53121.1	35106.2	S
340.578	0.0000	0.0000	171.670	0.01104	0.00000	94659.1	53361.2	35106.2	S
346.578	0.0000	0.0000	171.664	0.01090	0.00000	94659.1	53598.2	35106.2	S
352.578	0.0000	0.0000	171.657	0.01076	0.00000	94659.1	53832.1	35106.2	S
358.578	0.0000	0.0000	171.651	0.01062	0.00000	94659.1	54063.0	35106.2	S
364.578	0.0000	0.0000	171.645	0.01049	0.00000	94659.1	54291.0	35106.2	S
370.578	0.0000	0.0000	171.639	0.01036	0.00000	94659.1	54516.2	35106.2	S
376.578	0.0000	0.0000	171.633	0.01024	0.00000	94659.1	54738.7	35106.2	S
382.578	0.0000	0.0000	171.627	0.01012	0.00000	94659.1	54958.5	35106.2	S
388.578	0.0000	0.0000	171.621	0.01000	0.00000	94659.1	55175.7	35106.2	S
394.578	0.0000	0.0000	171.615	0.00988	0.00000	94659.1	55390.4	35106.2	S
400.578	0.0000	0.0000	171.609	0.00977	0.00000	94659.1	55602.6	35106.2	S
406.578	0.0000	0.0000	171.603	0.00966	0.00000	94659.1	55812.4	35106.2	S
412.578	0.0000	0.0000	171.598	0.00955	0.00000	94659.1	56019.8	35106.2	S
418.578	0.0000	0.0000	171.592	0.00944	0.00000	94659.1	56224.9	35106.2	S
424.578	0.0000	0.0000	171.586	0.00934	0.00000	94659.1	56427.8	35106.2	S
430.578	0.0000	0.0000	171.581	0.00924	0.00000	94659.1	56628.4	35106.2	S
436.578	0.0000	0.0000	171.575	0.00914	0.00000	94659.1	56827.0	35106.2	S
442.578	0.0000	0.0000	171.570	0.00905	0.00000	94659.1	57023.4	35106.2	S
448.578	0.0000	0.0000	171.565	0.00895	0.00000	94659.1	57217.7	35106.2	S
454.578	0.0000	0.0000	171.559	0.00886	0.00000	94659.1	57410.1	35106.2	S
460.578	0.0000	0.0000	171.554	0.00877	0.00000	94659.1	57600.5	35106.2	S
466.578	0.0000	0.0000	171.549	0.00868	0.00000	94659.1	57788.9	35106.2	S
472.578	0.0000	0.0000	171.544	0.00860	0.00000	94659.1	57975.5	35106.2	S
478.578	0.0000	0.0000	171.539	0.00851	0.00000	94659.1	58160.2	35106.2	S
484.578	0.0000	0.0000	171.534	0.00843	0.00000	94659.1	58343.1	35106.2	S
490.578	0.0000	0.0000	171.529	0.00835	0.00000	94659.1	58524.3	35106.2	S
496.578	0.0000	0.0000	171.524	0.00827	0.00000	94659.1	58703.7	35106.2	S
502.578	0.0000	0.0000	171.519	0.00819	0.00000	94659.1	58881.4	35106.2	S
508.578	0.0000	0.0000	171.514	0.00811	0.00000	94659.1	59057.4	35106.2	S
514.578	0.0000	0.0000	171.509	0.00804	0.00000	94659.1	59231.8	35106.2	S
520.578	0.0000	0.0000	171.504	0.00743	0.00000	94659.1	59404.6	35106.2	S
526.578	0.0000	0.0000	171.499	0.00343	0.00000	94659.1	59553.0	35106.2	S
532.578	0.0000	0.0000	171.486	0.00000	0.00000	94659.1	59553.0	35106.2	S
538.578	0.0000	0.0000	171.474	0.00000	0.00000	94659.1	59553.0	35106.2	S

Detailed Results (cont,d.) *:: Scenario 4 :: 8 Hour - 8 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
8.222	0.1060	0.0000	172.741	0.15484	1.37581	112577.8	38185.9	26610.4	S
8.244	0.0759	0.0000	172.739	0.15365	1.36275	112585.1	38198.3	26719.9	S
8.267	0.0546	0.0000	172.736	0.15252	1.34962	112590.3	38210.5	26828.4	S
8.289	0.0390	0.0000	172.733	0.15144	1.33648	112594.0	38222.7	26935.9	S
8.311	0.0279	0.0000	172.730	0.15041	1.32340	112596.7	38234.8	27042.3	S
8.333	0.0199	0.0000	172.727	0.14942	1.31039	112598.6	38246.7	27147.6	S
8.356	0.0141	0.0000	172.724	0.14847	1.29749	112600.0	38258.7	27251.9	S
8.378	0.0098	0.0000	172.722	0.14756	1.28470	112600.9	38270.5	27355.2	S
8.400	0.0068	0.0000	172.719	0.14667	1.27205	112601.6	38282.3	27457.5	S
8.422	0.0046	0.0000	172.716	0.14582	1.25952	112602.1	38294.0	27558.8	S
8.444	0.0030	0.0000	172.713	0.14500	1.24714	112602.4	38305.6	27659.0	S
8.467	0.0018	0.0000	172.711	0.14420	1.23490	112602.6	38317.2	27758.3	S
8.489	0.0009	0.0000	172.708	0.14342	1.22280	112602.7	38328.7	27856.6	S
8.511	0.0003	0.0000	172.705	0.14267	1.21084	112602.7	38340.1	27954.0	S
8.533	0.0000	0.0000	172.703	0.14194	1.19902	112602.7	38351.5	28050.4	S
8.556	0.0000	0.0000	172.700	0.14123	1.18735	112602.7	38362.8	28145.8	S
8.578	0.0000	0.0000	172.698	0.13915	1.17582	112602.7	38374.1	28240.3	S
14.578	0.0000	0.0000	172.470	-0.18294	0.32807	112602.7	31315.6	44482.3	S
20.578	0.0000	0.0000	172.375	-0.00591	0.09697	112602.7	30471.0	49072.8	S
26.578	0.0000	0.0000	172.328	0.03674	0.02175	112602.7	31060.5	50355.0	S
32.578	0.0000	0.0000	172.296	0.04858	0.00000	112602.7	32058.1	50589.8	S
38.578	0.0000	0.0000	172.268	0.04860	0.00000	112602.7	33159.0	50589.8	S
44.578	0.0000	0.0000	172.243	0.04435	0.00000	112602.7	34157.6	50589.8	S
50.578	0.0000	0.0000	172.219	0.04091	0.00000	112602.7	35074.7	50589.8	S
56.578	0.0000	0.0000	172.197	0.03808	0.00000	112602.7	35925.1	50589.8	S
62.578	0.0000	0.0000	172.177	0.03568	0.00000	112602.7	36719.6	50589.8	S
68.578	0.0000	0.0000	172.157	0.03363	0.00000	112602.7	37466.6	50589.8	S
74.578	0.0000	0.0000	172.139	0.03185	0.00000	112602.7	38172.6	50589.8	S
80.578	0.0000	0.0000	172.122	0.03029	0.00000	112602.7	38842.7	50589.8	S
86.578	0.0000	0.0000	172.105	0.02890	0.00000	112602.7	39481.1	50589.8	S
92.578	0.0000	0.0000	172.089	0.02766	0.00000	112602.7	40091.3	50589.8	S
98.578	0.0000	0.0000	172.074	0.02654	0.00000	112602.7	40676.1	50589.8	S
104.578	0.0000	0.0000	172.059	0.02553	0.00000	112602.7	41238.0	50589.8	S
110.578	0.0000	0.0000	172.045	0.02460	0.00000	112602.7	41778.9	50589.8	S
116.578	0.0000	0.0000	172.031	0.02375	0.00000	112602.7	42300.7	50589.8	S
122.578	0.0000	0.0000	172.018	0.02297	0.00000	112602.7	42804.9	50589.8	S
128.578	0.0000	0.0000	172.005	0.02224	0.00000	112602.7	43292.9	50589.8	S
134.578	0.0000	0.0000	171.993	0.02157	0.00000	112602.7	43765.8	50589.8	S
140.578	0.0000	0.0000	171.981	0.02095	0.00000	112602.7	44224.8	50589.8	S
146.578	0.0000	0.0000	171.969	0.02036	0.00000	112602.7	44670.7	50589.8	S
152.578	0.0000	0.0000	171.958	0.01981	0.00000	112602.7	45104.3	50589.8	S
158.578	0.0000	0.0000	171.946	0.01930	0.00000	112602.7	45526.6	50589.8	S
164.578	0.0000	0.0000	171.936	0.01881	0.00000	112602.7	45938.0	50589.8	S
170.578	0.0000	0.0000	171.925	0.01836	0.00000	112602.7	46339.3	50589.8	S
176.578	0.0000	0.0000	171.915	0.01792	0.00000	112602.7	46730.9	50589.8	S
182.578	0.0000	0.0000	171.904	0.01751	0.00000	112602.7	47113.5	50589.8	S
188.578	0.0000	0.0000	171.894	0.01712	0.00000	112602.7	47487.5	50589.8	S
194.578	0.0000	0.0000	171.885	0.01675	0.00000	112602.7	47853.3	50589.8	S
200.578	0.0000	0.0000	171.875	0.01640	0.00000	112602.7	48211.3	50589.8	S
206.578	0.0000	0.0000	171.866	0.01607	0.00000	112602.7	48561.8	50589.8	S
212.578	0.0000	0.0000	171.857	0.01575	0.00000	112602.7	48905.3	50589.8	S
218.578	0.0000	0.0000	171.848	0.01544	0.00000	112602.7	49242.1	50589.8	S
224.578	0.0000	0.0000	171.839	0.01515	0.00000	112602.7	49572.3	50589.8	S
230.578	0.0000	0.0000	171.830	0.01486	0.00000	112602.7	49896.4	50589.8	S
236.578	0.0000	0.0000	171.822	0.01460	0.00000	112602.7	50214.5	50589.8	S
242.578	0.0000	0.0000	171.813	0.01434	0.00000	112602.7	50526.9	50589.8	S
248.578	0.0000	0.0000	171.805	0.01409	0.00000	112602.7	50833.8	50589.8	S
254.578	0.0000	0.0000	171.797	0.01385	0.00000	112602.7	51135.4	50589.8	S
260.578	0.0000	0.0000	171.789	0.01362	0.00000	112602.7	51432.0	50589.8	S
266.578	0.0000	0.0000	171.781	0.01339	0.00000	112602.7	51723.7	50589.8	S
272.578	0.0000	0.0000	171.773	0.01318	0.00000	112602.7	52010.6	50589.8	S
278.578	0.0000	0.0000	171.766	0.01297	0.00000	112602.7	52293.1	50589.8	S
284.578	0.0000	0.0000	171.758	0.01277	0.00000	112602.7	52571.1	50589.8	S
290.578	0.0000	0.0000	171.751	0.01258	0.00000	112602.7	52844.8	50589.8	S
296.578	0.0000	0.0000	171.744	0.01239	0.00000	112602.7	53114.5	50589.8	S
302.578	0.0000	0.0000	171.736	0.01221	0.00000	112602.7	53380.2	50589.8	S
308.578	0.0000	0.0000	171.729	0.01204	0.00000	112602.7	53642.0	50589.8	S
314.578	0.0000	0.0000	171.722	0.01187	0.00000	112602.7	53900.1	50589.8	S
320.578	0.0000	0.0000	171.715	0.01170	0.00000	112602.7	54154.6	50589.8	S
326.578	0.0000	0.0000	171.709	0.01154	0.00000	112602.7	54405.6	50589.8	S
332.578	0.0000	0.0000	171.702	0.01139	0.00000	112602.7	54653.2	50589.8	S
338.578	0.0000	0.0000	171.695	0.01123	0.00000	112602.7	54897.5	50589.8	S
344.578	0.0000	0.0000	171.689	0.01109	0.00000	112602.7	55138.5	50589.8	S
350.578	0.0000	0.0000	171.682	0.01095	0.00000	112602.7	55376.4	50589.8	S

Detailed Results (cont,d.) *:: Scenario 4 :: 8 Hour - 8 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
356.578	0.0000	0.0000	171.676	0.01081	0.00000	112602.7	55611.3	50589.8	S
362.578	0.0000	0.0000	171.670	0.01067	0.00000	112602.7	55843.3	50589.8	S
368.578	0.0000	0.0000	171.663	0.01054	0.00000	112602.7	56072.3	50589.8	S
374.578	0.0000	0.0000	171.657	0.01041	0.00000	112602.7	56298.6	50589.8	S
380.578	0.0000	0.0000	171.651	0.01029	0.00000	112602.7	56522.1	50589.8	S
386.578	0.0000	0.0000	171.645	0.01017	0.00000	112602.7	56743.0	50589.8	S
392.578	0.0000	0.0000	171.639	0.01005	0.00000	112602.7	56961.3	50589.8	S
398.578	0.0000	0.0000	171.633	0.00993	0.00000	112602.7	57177.0	50589.8	S
404.578	0.0000	0.0000	171.627	0.00982	0.00000	112602.7	57390.3	50589.8	S
410.578	0.0000	0.0000	171.622	0.00971	0.00000	112602.7	57601.2	50589.8	S
416.578	0.0000	0.0000	171.616	0.00960	0.00000	112602.7	57809.7	50589.8	S
422.578	0.0000	0.0000	171.610	0.00949	0.00000	112602.7	58015.9	50589.8	S
428.578	0.0000	0.0000	171.605	0.00939	0.00000	112602.7	58219.9	50589.8	S
434.578	0.0000	0.0000	171.599	0.00929	0.00000	112602.7	58421.6	50589.8	S
440.578	0.0000	0.0000	171.594	0.00919	0.00000	112602.7	58621.3	50589.8	S
446.578	0.0000	0.0000	171.588	0.00910	0.00000	112602.7	58818.8	50589.8	S
452.578	0.0000	0.0000	171.583	0.00900	0.00000	112602.7	59014.2	50589.8	S
458.578	0.0000	0.0000	171.578	0.00891	0.00000	112602.7	59207.7	50589.8	S
464.578	0.0000	0.0000	171.572	0.00882	0.00000	112602.7	59399.2	50589.8	S
470.578	0.0000	0.0000	171.567	0.00873	0.00000	112602.7	59588.8	50589.8	S
476.578	0.0000	0.0000	171.562	0.00865	0.00000	112602.7	59776.5	50589.8	S
482.578	0.0000	0.0000	171.557	0.00856	0.00000	112602.7	59962.3	50589.8	S
488.578	0.0000	0.0000	171.552	0.00848	0.00000	112602.7	60146.4	50589.8	S
494.578	0.0000	0.0000	171.547	0.00840	0.00000	112602.7	60328.6	50589.8	S
500.578	0.0000	0.0000	171.542	0.00832	0.00000	112602.7	60509.1	50589.8	S
506.578	0.0000	0.0000	171.537	0.00824	0.00000	112602.7	60688.0	50589.8	S
512.578	0.0000	0.0000	171.532	0.00816	0.00000	112602.7	60865.1	50589.8	S
518.578	0.0000	0.0000	171.527	0.00809	0.00000	112602.7	61040.6	50589.8	S
524.578	0.0000	0.0000	171.522	0.00801	0.00000	112602.7	61214.5	50589.8	S
530.578	0.0000	0.0000	171.517	0.00794	0.00000	112602.7	61386.9	50589.8	S
536.578	0.0000	0.0000	171.513	0.00787	0.00000	112602.7	61557.6	50589.8	S
542.578	0.0000	0.0000	171.508	0.00780	0.00000	112602.7	61726.9	50589.8	S
548.578	0.0000	0.0000	171.503	0.00662	0.00000	112602.7	61894.7	50589.8	S
554.578	0.0000	0.0000	171.498	0.00274	0.00000	112602.7	62012.9	50589.8	S
560.578	0.0000	0.0000	171.485	0.00000	0.00000	112602.7	62012.9	50589.8	S
566.578	0.0000	0.0000	171.474	0.00000	0.00000	112602.7	62012.9	50589.8	S
572.578	0.0000	0.0000	171.463	0.00000	0.00000	112602.7	62012.9	50589.8	S
578.578	0.0000	0.0000	171.452	0.00000	0.00000	112602.7	62012.9	50589.8	S
584.578	0.0000	0.0000	171.441	0.00000	0.00000	112602.7	62012.9	50589.8	S
590.578	0.0000	0.0000	171.431	0.00000	0.00000	112602.7	62012.9	50589.8	S
596.578	0.0000	0.0000	171.421	0.00000	0.00000	112602.7	62012.9	50589.8	S
602.578	0.0000	0.0000	171.411	0.00000	0.00000	112602.7	62012.9	50589.8	S
608.578	0.0000	0.0000	171.401	0.00000	0.00000	112602.7	62012.9	50589.8	S
614.578	0.0000	0.0000	171.392	0.00000	0.00000	112602.7	62012.9	50589.8	S
620.578	0.0000	0.0000	171.382	0.00000	0.00000	112602.7	62012.9	50589.8	S
626.578	0.0000	0.0000	171.373	0.00000	0.00000	112602.7	62012.9	50589.8	S
632.578	0.0000	0.0000	171.364	0.00000	0.00000	112602.7	62012.9	50589.8	S
638.578	0.0000	0.0000	171.355	0.00000	0.00000	112602.7	62012.9	50589.8	S
644.578	0.0000	0.0000	171.347	0.00000	0.00000	112602.7	62012.9	50589.8	S
650.578	0.0000	0.0000	171.338	0.00000	0.00000	112602.7	62012.9	50589.8	S
656.578	0.0000	0.0000	171.330	0.00000	0.00000	112602.7	62012.9	50589.8	S
662.578	0.0000	0.0000	171.322	0.00000	0.00000	112602.7	62012.9	50589.8	S
668.578	0.0000	0.0000	171.314	0.00000	0.00000	112602.7	62012.9	50589.8	S
674.578	0.0000	0.0000	171.306	0.00000	0.00000	112602.7	62012.9	50589.8	S
680.578	0.0000	0.0000	171.298	0.00000	0.00000	112602.7	62012.9	50589.8	S
686.578	0.0000	0.0000	171.290	0.00000	0.00000	112602.7	62012.9	50589.8	S
692.578	0.0000	0.0000	171.282	0.00000	0.00000	112602.7	62012.9	50589.8	S
698.578	0.0000	0.0000	171.275	0.00000	0.00000	112602.7	62012.9	50589.8	S
704.578	0.0000	0.0000	171.267	0.00000	0.00000	112602.7	62012.9	50589.8	S
710.578	0.0000	0.0000	171.260	0.00000	0.00000	112602.7	62012.9	50589.8	S
716.578	0.0000	0.0000	171.253	0.00000	0.00000	112602.7	62012.9	50589.8	S
722.578	0.0000	0.0000	171.246	0.00000	0.00000	112602.7	62012.9	50589.8	S
728.578	0.0000	0.0000	171.239	----	----	112602.7	62012.9	50589.8	N.A.

Detailed Results (cont,d.) *:: Scenario 5 :: 24 Hour - 24 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
48.578	0.0000	0.0000	172.297	0.04043	0.00000	148032.2	40387.9	77672.7	S
54.578	0.0000	0.0000	172.273	0.04121	0.00000	148032.2	41308.9	77672.7	S
60.578	0.0000	0.0000	172.251	0.03855	0.00000	148032.2	42168.2	77672.7	S
66.578	0.0000	0.0000	172.231	0.03625	0.00000	148032.2	42974.3	77672.7	S
72.578	0.0000	0.0000	172.211	0.03424	0.00000	148032.2	43734.1	77672.7	S
78.578	0.0000	0.0000	172.193	0.03248	0.00000	148032.2	44453.4	77672.7	S
84.578	0.0000	0.0000	172.175	0.03092	0.00000	148032.2	45137.1	77672.7	S
90.578	0.0000	0.0000	172.158	0.02953	0.00000	148032.2	45789.1	77672.7	S
96.578	0.0000	0.0000	172.142	0.02828	0.00000	148032.2	46412.7	77672.7	S
102.578	0.0000	0.0000	172.126	0.02715	0.00000	148032.2	47010.7	77672.7	S
108.578	0.0000	0.0000	172.111	0.02612	0.00000	148032.2	47585.4	77672.7	S
114.578	0.0000	0.0000	172.097	0.02518	0.00000	148032.2	48139.0	77672.7	S
120.578	0.0000	0.0000	172.083	0.02431	0.00000	148032.2	48673.1	77672.7	S
126.578	0.0000	0.0000	172.070	0.02352	0.00000	148032.2	49189.3	77672.7	S
132.578	0.0000	0.0000	172.057	0.02278	0.00000	148032.2	49689.0	77672.7	S
138.578	0.0000	0.0000	172.044	0.02209	0.00000	148032.2	50173.3	77672.7	S
144.578	0.0000	0.0000	172.032	0.02145	0.00000	148032.2	50643.4	77672.7	S
150.578	0.0000	0.0000	172.020	0.02086	0.00000	148032.2	51100.1	77672.7	S
156.578	0.0000	0.0000	172.008	0.02030	0.00000	148032.2	51544.4	77672.7	S
162.578	0.0000	0.0000	171.997	0.01977	0.00000	148032.2	51976.9	77672.7	S
168.578	0.0000	0.0000	171.985	0.01927	0.00000	148032.2	52398.5	77672.7	S
174.578	0.0000	0.0000	171.975	0.01881	0.00000	148032.2	52809.6	77672.7	S
180.578	0.0000	0.0000	171.964	0.01836	0.00000	148032.2	53210.9	77672.7	S
186.578	0.0000	0.0000	171.954	0.01794	0.00000	148032.2	53602.9	77672.7	S
192.578	0.0000	0.0000	171.944	0.01755	0.00000	148032.2	53986.1	77672.7	S
198.578	0.0000	0.0000	171.934	0.01717	0.00000	148032.2	54360.9	77672.7	S
204.578	0.0000	0.0000	171.924	0.01681	0.00000	148032.2	54727.7	77672.7	S
210.578	0.0000	0.0000	171.914	0.01646	0.00000	148032.2	55086.9	77672.7	S
216.578	0.0000	0.0000	171.905	0.01613	0.00000	148032.2	55438.9	77672.7	S
222.578	0.0000	0.0000	171.896	0.01582	0.00000	148032.2	55784.0	77672.7	S
228.578	0.0000	0.0000	171.887	0.01552	0.00000	148032.2	56122.4	77672.7	S
234.578	0.0000	0.0000	171.878	0.01523	0.00000	148032.2	56454.4	77672.7	S
240.578	0.0000	0.0000	171.869	0.01496	0.00000	148032.2	56780.4	77672.7	S
246.578	0.0000	0.0000	171.861	0.01469	0.00000	148032.2	57100.5	77672.7	S
252.578	0.0000	0.0000	171.852	0.01443	0.00000	148032.2	57415.0	77672.7	S
258.578	0.0000	0.0000	171.844	0.01419	0.00000	148032.2	57724.1	77672.7	S
264.578	0.0000	0.0000	171.836	0.01395	0.00000	148032.2	58028.0	77672.7	S
270.578	0.0000	0.0000	171.828	0.01373	0.00000	148032.2	58326.9	77672.7	S
276.578	0.0000	0.0000	171.820	0.01351	0.00000	148032.2	58620.9	77672.7	S
282.578	0.0000	0.0000	171.812	0.01329	0.00000	148032.2	58910.3	77672.7	S
288.578	0.0000	0.0000	171.805	0.01309	0.00000	148032.2	59195.2	77672.7	S
294.578	0.0000	0.0000	171.797	0.01289	0.00000	148032.2	59475.7	77672.7	S
300.578	0.0000	0.0000	171.790	0.01270	0.00000	148032.2	59752.0	77672.7	S
306.578	0.0000	0.0000	171.782	0.01251	0.00000	148032.2	60024.2	77672.7	S
312.578	0.0000	0.0000	171.775	0.01233	0.00000	148032.2	60292.5	77672.7	S
318.578	0.0000	0.0000	171.768	0.01216	0.00000	148032.2	60557.0	77672.7	S
324.578	0.0000	0.0000	171.761	0.01199	0.00000	148032.2	60817.7	77672.7	S
330.578	0.0000	0.0000	171.754	0.01182	0.00000	148032.2	61074.9	77672.7	S
336.578	0.0000	0.0000	171.747	0.01167	0.00000	148032.2	61328.5	77672.7	S
342.578	0.0000	0.0000	171.740	0.01151	0.00000	148032.2	61578.8	77672.7	S
348.578	0.0000	0.0000	171.734	0.01136	0.00000	148032.2	61825.8	77672.7	S
354.578	0.0000	0.0000	171.727	0.01121	0.00000	148032.2	62069.6	77672.7	S
360.578	0.0000	0.0000	171.721	0.01107	0.00000	148032.2	62310.3	77672.7	S
366.578	0.0000	0.0000	171.714	0.01093	0.00000	148032.2	62547.9	77672.7	S
372.578	0.0000	0.0000	171.708	0.01080	0.00000	148032.2	62782.6	77672.7	S
378.578	0.0000	0.0000	171.702	0.01067	0.00000	148032.2	63014.4	77672.7	S
384.578	0.0000	0.0000	171.695	0.01054	0.00000	148032.2	63243.4	77672.7	S
390.578	0.0000	0.0000	171.689	0.01041	0.00000	148032.2	63469.7	77672.7	S
396.578	0.0000	0.0000	171.683	0.01029	0.00000	148032.2	63693.3	77672.7	S
402.578	0.0000	0.0000	171.677	0.01017	0.00000	148032.2	63914.3	77672.7	S
408.578	0.0000	0.0000	171.671	0.01006	0.00000	148032.2	64132.9	77672.7	S
414.578	0.0000	0.0000	171.665	0.00995	0.00000	148032.2	64348.9	77672.7	S
420.578	0.0000	0.0000	171.659	0.00983	0.00000	148032.2	64562.5	77672.7	S
426.578	0.0000	0.0000	171.654	0.00973	0.00000	148032.2	64773.8	77672.7	S
432.578	0.0000	0.0000	171.648	0.00962	0.00000	148032.2	64982.7	77672.7	S
438.578	0.0000	0.0000	171.642	0.00952	0.00000	148032.2	65189.4	77672.7	S
444.578	0.0000	0.0000	171.637	0.00942	0.00000	148032.2	65393.9	77672.7	S
450.578	0.0000	0.0000	171.631	0.00932	0.00000	148032.2	65596.3	77672.7	S
456.578	0.0000	0.0000	171.626	0.00922	0.00000	148032.2	65796.5	77672.7	S
462.578	0.0000	0.0000	171.620	0.00913	0.00000	148032.2	65994.7	77672.7	S
468.578	0.0000	0.0000	171.615	0.00904	0.00000	148032.2	66190.9	77672.7	S
474.578	0.0000	0.0000	171.610	0.00895	0.00000	148032.2	66385.1	77672.7	S
480.578	0.0000	0.0000	171.604	0.00886	0.00000	148032.2	66577.4	77672.7	S
486.578	0.0000	0.0000	171.599	0.00877	0.00000	148032.2	66767.7	77672.7	S

Detailed Results (cont,d.) *:: Scenario 5 :: 24 Hour - 24 hr - 100 yr*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
492.578	0.0000	0.0000	171.594	0.00869	0.00000	148032.2	66956.2	77672.7	S
498.578	0.0000	0.0000	171.589	0.00860	0.00000	148032.2	67143.0	77672.7	S
504.578	0.0000	0.0000	171.584	0.00852	0.00000	148032.2	67327.9	77672.7	S
510.578	0.0000	0.0000	171.579	0.00844	0.00000	148032.2	67511.0	77672.7	S
516.578	0.0000	0.0000	171.574	0.00836	0.00000	148032.2	67692.5	77672.7	S
522.578	0.0000	0.0000	171.569	0.00829	0.00000	148032.2	67872.3	77672.7	S
528.578	0.0000	0.0000	171.564	0.00821	0.00000	148032.2	68050.4	77672.7	S
534.578	0.0000	0.0000	171.559	0.00814	0.00000	148032.2	68226.9	77672.7	S
540.578	0.0000	0.0000	171.554	0.00806	0.00000	148032.2	68401.8	77672.7	S
546.578	0.0000	0.0000	171.549	0.00799	0.00000	148032.2	68575.2	77672.7	S
552.578	0.0000	0.0000	171.545	0.00792	0.00000	148032.2	68747.1	77672.7	S
558.578	0.0000	0.0000	171.540	0.00785	0.00000	148032.2	68917.4	77672.7	S
564.578	0.0000	0.0000	171.535	0.00778	0.00000	148032.2	69086.2	77672.7	S
570.578	0.0000	0.0000	171.531	0.00772	0.00000	148032.2	69253.7	77672.7	S
576.578	0.0000	0.0000	171.526	0.00765	0.00000	148032.2	69419.6	77672.7	S
582.578	0.0000	0.0000	171.522	0.00759	0.00000	148032.2	69584.2	77672.7	S
588.578	0.0000	0.0000	171.517	0.00752	0.00000	148032.2	69747.4	77672.7	S
594.578	0.0000	0.0000	171.513	0.00746	0.00000	148032.2	69909.3	77672.7	S
600.578	0.0000	0.0000	171.508	0.00740	0.00000	148032.2	70069.8	77672.7	S
606.578	0.0000	0.0000	171.504	0.00671	0.00000	148032.2	70229.0	77672.7	S
612.578	0.0000	0.0000	171.498	0.00302	0.00000	148032.2	70359.5	77672.7	S
618.578	0.0000	0.0000	171.486	0.00000	0.00000	148032.2	70359.5	77672.7	S
624.578	0.0000	0.0000	171.475	0.00000	0.00000	148032.2	70359.5	77672.7	S
630.578	0.0000	0.0000	171.465	0.00000	0.00000	148032.2	70359.5	77672.7	S
636.578	0.0000	0.0000	171.454	0.00000	0.00000	148032.2	70359.5	77672.7	S
642.578	0.0000	0.0000	171.444	0.00000	0.00000	148032.2	70359.5	77672.7	S
648.578	0.0000	0.0000	171.434	0.00000	0.00000	148032.2	70359.5	77672.7	S
654.578	0.0000	0.0000	171.425	0.00000	0.00000	148032.2	70359.5	77672.7	S
660.578	0.0000	0.0000	171.415	0.00000	0.00000	148032.2	70359.5	77672.7	S
666.578	0.0000	0.0000	171.406	0.00000	0.00000	148032.2	70359.5	77672.7	S
672.578	0.0000	0.0000	171.397	0.00000	0.00000	148032.2	70359.5	77672.7	S
678.578	0.0000	0.0000	171.388	0.00000	0.00000	148032.2	70359.5	77672.7	S
684.578	0.0000	0.0000	171.379	0.00000	0.00000	148032.2	70359.5	77672.7	S
690.578	0.0000	0.0000	171.371	0.00000	0.00000	148032.2	70359.5	77672.7	S
696.578	0.0000	0.0000	171.362	0.00000	0.00000	148032.2	70359.5	77672.7	S
702.578	0.0000	0.0000	171.354	0.00000	0.00000	148032.2	70359.5	77672.7	S
708.578	0.0000	0.0000	171.346	0.00000	0.00000	148032.2	70359.5	77672.7	S
714.578	0.0000	0.0000	171.338	0.00000	0.00000	148032.2	70359.5	77672.7	S
720.578	0.0000	0.0000	171.330	0.00000	0.00000	148032.2	70359.5	77672.7	S
726.578	0.0000	0.0000	171.322	0.00000	0.00000	148032.2	70359.5	77672.7	S
732.578	0.0000	0.0000	171.315	0.00000	0.00000	148032.2	70359.5	77672.7	S
738.578	0.0000	0.0000	171.307	0.00000	0.00000	148032.2	70359.5	77672.7	S
744.578	0.0000	0.0000	171.300	----	----	148032.2	70359.5	77672.7	N.A.

Section 2

WQTV Results

Detailed Results *:: Scenario 6 :: WQTV*

Elapsed Time (hours)	Inflow Rate (ft³/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft³/s)	Overflow Discharge (ft³/s)	Cumulative Inflow Volume (ft³)	Cumulative Infiltration Volume (ft³)	Cumulative Discharge Volume (ft³)	Flow Type
0.000	4931.1670	0.0000	169.400	0.00000	0.00000	0.0	0.0	0.0	N.A.
0.002	4931.1670	0.0000	172.286	3.84825	0.00000	29587.0	23.1	0.0	U/P
2.400	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
6.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
12.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
24.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
36.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
48.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
60.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
72.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
84.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry
96.000	0.0000	0.0000	----	----	----	29587.0	29587.0	0.0	dry

Appendix B

Operation and Maintenance Requirements and
Erosion and Sedimentation Control Requirements

Operation and Maintenance Requirements

Proposed operation and maintenance and soil erosion and sediment control practices are outlined in the following paragraphs.

Stormwater Management Facilities

The man-made stormwater management facilities shall be maintained free of sediments and debris. Areas shall be inspected on a routine basis and nuisance plants shall be removed a minimum of twice annually. Grassed areas shall be mowed a minimum of 6 times per year. The natural systems shall be least disturbed as possible. Minimal maintenance is required for the natural and undisturbed areas. All basins shall be inspected monthly. Monthly documentation shall be noted based upon the inspection findings.

Erosion Control

All erosion damage at spillways, outfall structures, and along basin side slopes shall be repaired (grading and grassing) as conditions occur. All side slopes and other areas disturbed by construction shall be stabilized by sodding, hydro-mulching or other appropriate vegetative or non-vegetative erosion control measures.

Swale/Ditch

All swales, if any, shall be maintained free of debris and sediment. Sediments shall be removed when the depth has been reduced by 20 percent. Sediments removed from swales/ditches should be evenly spread over grassed areas away from the stormwater management facilities.

Culverts, Pipes and Structures

All pipes, if any, shall be inspected bi-annually. Culverts and pipes shall be maintained free of debris and sediment. Sediments removed from culverts and pipes should be evenly spread over grassed areas away from the stormwater management facilities.

The structures and paved flow lines, if any, shall be maintained clear of debris. Remove any debris and silt collected in inlets and pipes as routine inspections dictates.

Inspection Reporting

Annual inspection reports, prepared by a properly licensed professional engineer, should be submitted to the water management district. The engineer shall inspect the site and report on the status and function of the system. Noted deficiencies and/or maintenance requirements shall be reported to the owner with recommendations for repairs. Repairs shall be executed.

Limerock/Sinkhole

If continuous limerock is encountered during excavation of the swales/basin or if a sinkhole forms in the area of a drainage swale/basin the engineer of record shall be notified by either the contractor or the established operation and maintenance entity. The engineer of record shall inspect the repaired area upon completion of the repair.
Where continuous limerock is encountered during excavation of the swales/basins, the limerock shall be over excavated by 2 feet and replaced with clayey soils that extend 2 feet beyond the perimeter of the limerock outcropping. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum.

All swales/basins shall be inspected monthly for sinkhole occurrence. Should a sinkhole occur, the area shall be repaired as soon as possible. Repair shall include filling (limerock such as road base material, clay/sand mixture, or concrete if necessary). A 2-foot deep cap that extends 2 feet beyond the perimeter of the sinkhole shall be constructed with clayey soils. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum. The clay soil cap shall be re-graded to prevent concentration of waters (ponding) and re-vegetated.

Operation & Maintenance Entity:

Rizzzo Self Storage of Alachua
16395 Brookfield Estates Way
Delray Beach, Florida 32615

Appendix C

Geotechnical Report

EXECUTIVE SUMMARY

- It is understood the subject project is along US 441 in Alachua County, Florida and is currently known as the Rizzzo Self Storage of Alachua. This property was observed to consist of a generally level, undeveloped, heavily wooded area.

- The development at this property is expected to consist of a series of one-story self-storage facilities with associated pavement areas for light vehicular traffic with occasional heavier loaded truck traffic, and associated stormwater management areas. It is anticipated the primary support of the structure is to be provided by columns and load-bearing walls. The floors of the buildings are anticipated to be constructed as concrete slabs-on-grade. The finished grades of the facility area are expected to generally coincide with the existing grade levels. The maximum loadings associated with the proposed structure are expected to be as follows:

Wall Load:	2 kips/linear ft
Column Loads:	30 kips
Floor Load:	100 lbs/sq ft

- The borings indicate the subsurface soils were generally arranged in three soil layers. The initial soil layer encountered generally consisted of approximately two feet of gray to brown fine SAND (SP). The second soil layer encountered generally consisted of grayish brown silty SAND (SM) that extended to an approximate depth of three feet below the existing ground surface. The final soil layer consisted of clayey SAND (SC) extended to the maximum boring termination depths of five feet below the existing ground surface elevations.

- As recorded immediately after drilling during the time of our subsurface exploration, measurable groundwater was encountered at an approximate depth range of 1.8 to at least 5.0 feet below the existing ground surface elevations. The normal seasonal high groundwater level (NSHGWL) is recommended to be considered at an approximate depth of one foot below the existing ground surface elevations.

- Based upon our evaluation and analyses, the soils encountered within the proposed building areas are capable of supporting the building loads considered on conventional shallow foundations with proper subgrade preparation. Based upon the anticipated construction and recommended site preparation, shallow foundations may be designed for a net maximum allowable bearing pressure which does not exceed 2,500 pounds per square foot (psf). Subgrade preparation should include moisture conditioning and heavy vibratory compaction. Foundation bearing surfaces should be compacted to at least one foot below the bearing surfaces to at least 95 percent of the Modified Proctor maximum dry density value. The building grades should be selected such that the bottom foundations are located at least one foot above the NSHGWL.

- Two Constant-Head permeability tests performed on “undisturbed” Shelby Tube soils samples obtained from the subject property indicated the soil had measured vertical permeability values ranging from 8.5 to 9.0 inches per hour. The porosity of the near-surface soils encountered is expected to be on the order of 0.30 and the “confining” soil layer is expected to be encountered at an approximate depth of three feet below the existing ground surface elevations in the proposed pond area.

- The near surface soil strata are expected to consist of fine to slightly silty SAND that tends to be moderately moisture sensitive. In this regard, the near-surface soils are expected to be generally SUITABLE for use as structural fill. The underlying silty to clayey SAND tends to be moisture sensitive and is expected to be UNSUITABLE for use as structural fill.

REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION FOR RIZZZO SELF STORAGE OF ALACHUA ALACHUA COUNTY, FLORIDA

Prepared for:

RIZZZO SELF STORAGE OF ALACHUA, LLC

Prepared by:

Gulf Coast Testing Laboratory, Inc.

GCTL Project No. 29590

January 3, 2023

State of Florida Certificate of Authorization Number 00002370

GULF COAST TESTING LABORATORY INC.

PINELLAS PARK, FL 33781

CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED

January 3, 2023

Mr. Kevin Martin
Rizzzo Self Storage of Alachua, LLC

1635 Commons Parkway
Macedon, NY 14502

Subject: Report of Preliminary Geotechnical Exploration
Rizzzo Self Storage of Alachua
Alachua County, FL
GCTL Project No. 29590

Dear Mr. Martin:

Gulf Coast Testing Laboratory, Inc. (GCTL) has completed the requested Preliminary Geotechnical Exploration for the above-referenced project. The results of the subsurface exploration have been evaluated and are presented in this Report of Preliminary Geotechnical Exploration.

This report presents a review of the project information provided to us, a description of the site and subsurface conditions encountered as well as our preliminary foundation and earthwork recommendations. The Appendices to the report contain site and boring location figures, boring logs, and site photographs.

5671 70th AVENUE NORTH
PINELLAS PARK, FL 33781
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
PHONE*: (727) 544-4080 *FAX*: (727) 544-753*2
Email: info@gctlfl.com

We appreciate this opportunity to provide our services to you and we look forward to serving as your geotechnical consultant throughout this project. Should you have any questions in regard to the information presented in this report, please do not hesitate to contact us at your earliest convenience.

Sincerely,

GULF COAST TESTING LABORATORY, INC.

DONALD R. STITES
LICENSE
No 42290
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Don R Stites
Date: 2023.01.05 20:15:59 -05'00'

Rick Davis

Don R. Stites, P.E.
Principal Geotechnical Engineer
Florida Registration No. 42290

Rick Davis
President

TABLE OF CONTENTS

Page

1.0 EXECUTIVE SUMMARY 1-1

2.0 INTRODUCTION 2-1
- 2.1 PROJECT CHARACTERISTICS 2-1
- 2.2 SITE DESCRIPTION 2-2
- 2.3 PURPOSE AND SCOPE 2-3

3.0 FIELD EXPLORATION 3-1

4.0 LABORATORY TESTING 4-1
- 4.1 CONSTANT-HEAD PERMEABILITY TEST 4-1

5.0 GENERALIZED SUBSURFACE CONDITIONS 5-1
- 5.1 AERIAL PHOTOGRAPH 5-1
- 5.2 COUNTY SOIL SURVEY 5-1
- 5.3 SIESMIC SITE CLASSIFICATION 5-2
- 5.4 SUBSURFACE CONDITIONS 5-2
- 5.5 GROUNDWATER CONDITIONS 5-3

6.0 DESIGN RECOMMENDATIONS 6-1
- 6.1 GENERAL 6-1
- 6.2 SHALLOW FOOTINGS 6-2
- 6.3 SETTLEMENT 6-3
- 6.4 MODULUS OF SUBGRADE REACTION 6-3

7.0 FLOOR SLAB 7-1

8.0 PAVEMENT THICKNESS DESIGN CONSIDERATIONS 8-1
- 8.1 SUBGRADE 8-1
- 8.2 MODULUS OF SUBGRADE REACTION 8-2
- 8.3 FLEXIBLE PAVEMENT BASE 8-2
- 8.4 ASPHALTIC CONCRETE 8-3
- 8.5 FLEXIBLE ASPHALTIC PAVEMENT 8-4
- 8.6 RIGID CONCRETE PAVEMENT 8-5

9.0 CONSTRUCTION CONSIDERATIONS 9-1
- 9.1 FILL PLACEMENT AND SUBGRADE PREPARATION 9-1
- 9.2 GROUNDWATER CONTROL 9-2
- 9.3 TEMPORARY SIDE SLOPES 9-3
- 9.4 ON-SITE SOIL SUITABILITY 9-3

10.0 BASIS FOR RECOMMENDATIONS 10-1

APPENDIX

- **Figure 1 – General Site Vicinity Map**
- **Figure 2 – Local Site Vicinity Map**
- **Figure 3 – 2022 Aerial Photograph**
- **Figure 4 – 2015 Aerial Photograph**
- **Figure 5 – 2008 Aerial Photograph**
- **Figure 6 – 2004 Aerial Photograph**
- **Figure 7 – 1995 Aerial Photograph**
- **Figure 8 – Field Exploration Plan**
- **Figure 9 – Aerial Field Exploration Plan**
- **USDA Soil Survey Information**
- **Soil Boring Logs**
- **Site Photographs**

1.0 EXECUTIVE SUMMARY

- It is understood the subject project is along US 441 in Alachua County, Florida and is currently known as the Rizzzo Self Storage of Alachua. This property was observed to consist of a generally level, undeveloped, heavily wooded area.

- The development at this property is expected to consist of a series of one-story self-storage facilities with associated pavement areas for light vehicular traffic with occasional heavier loaded truck traffic, and associated stormwater management areas. It is anticipated the primary support of the structure is to be provided by columns and load-bearing walls. The floors of the buildings are anticipated to be constructed as concrete slabs-on-grade. The finished grades of the facility area are expected to generally coincide with the existing grade levels. The maximum loadings associated with the proposed structure are expected to be as follows:

Wall Load:	2 kips/linear ft
Column Loads:	30 kips
Floor Load:	100 lbs/sq ft

- The borings indicate the subsurface soils were generally arranged in three soil layers. The initial soil layer encountered generally consisted of approximately two feet of gray to brown fine SAND (SP). The second soil layer encountered generally consisted of grayish brown silty SAND (SM) that extended to an approximate depth of three feet below the existing ground surface. The final soil layer consisted of clayey SAND (SC) extended to the maximum boring termination depths of five feet below the existing ground surface elevations.

- As recorded immediately after drilling during the time of our subsurface exploration, measurable groundwater was encountered at an approximate depth range of 1.8 to at least 5.0 feet below the existing ground surface elevations. The normal seasonal high groundwater level (NSHGWL) is recommended to be considered at an approximate depth of one foot below the existing ground surface elevations.

- Based upon our evaluation and analyses, the soils encountered within the proposed building areas are capable of supporting the building loads considered on conventional shallow foundations with proper subgrade preparation. Based upon the anticipated construction and recommended site preparation, shallow foundations may be designed for a net maximum allowable bearing pressure which does not exceed 2,500 pounds per square foot (psf). Subgrade preparation should include moisture conditioning and heavy vibratory compaction. Foundation bearing surfaces should be compacted to at least one foot below the bearing surfaces to at least 95 percent of the Modified Proctor maximum dry density value. The building grades should be selected such that the bottom foundations are located at least one foot above the NSHGWL.

- Two Constant-Head permeability tests performed on “undisturbed” Shelby Tube soils samples obtained from the subject property indicated the soil had measured vertical permeability values ranging from 8.5 to 9.0 inches per hour. The porosity of the near-surface soils encountered is expected to be on the order of 0.30 and the “confining” soil layer is expected to be encountered at an approximate depth of three feet below the existing ground surface elevations in the proposed pond area.

- The near surface soil strata are expected to consist of fine to slightly silty SAND that tends to be moderately moisture sensitive. In this regard, the near-surface soils are expected to be generally SUITABLE for use as structural fill. The underlying silty to clayey SAND tends to be moisture sensitive and is expected to be UNSUITABLE for use as structural fill.

2.0 INTRODUCTION

2.1 PROJECT CHARACTERISTICS

The development at this property is expected to consist of a series of one-story self-storage facilities with associated pavement areas for light vehicular traffic with occasional heavier loaded truck traffic, and associated stormwater management areas (see photograph).

It is anticipated the primary support of the structures is to be provided by columns and load-bearing walls. The floors of the buildings are anticipated to be constructed as concrete slabs-on-grade. The finished grades of the development area are expected to generally coincide with the existing grade levels.

The structure loading conditions were not available during the time of this report. Based on our experience with similar structures, the maximum loadings are expected to be as follows:

Wall Load:	2 kips/linear ft
Column Loads:	30 kips
Floor Load:	100 lbs/sq ft

2.2 SITE DESCRIPTION

It is understood the subject project is along US 441 in Alachua County, Florida and is currently known as the Rizzzo Self Storage of Alachua.

This property was observed to consist of a generally level, undeveloped, heavily wooded area (see photograph).

The approximate site location is illustrated on Figures in the Appendix of this report. Photographs of the subject property have been included in the Appendix of this report.

2.3 PURPOSE AND SCOPE

The purpose of this study was to obtain preliminary information on the general subsurface conditions at the proposed project site. The subsurface materials encountered were then evaluated with respect to the available project characteristics. The scope of our services did not include an environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. In this regard, engineering assessments for the following items were formulated:

- General location and description of potentially deleterious materials encountered in the borings, which may interfere with construction progress or structure performance, including existing fills or surficial/subsurface organics.

- Identification of the existing groundwater levels and estimated normal seasonal high groundwater fluctuations.

- Preliminary evaluation of a shallow foundation system to be used for support of the proposed structure, with a slab-on-grade floor member. Identification of recommended shallow foundation design parameters, including allowable bearing pressures, foundation levels and expected total and differential settlements.

- Preliminary pavement design and construction suggestions, considering the encountered subgrade soils and the measured groundwater conditions. Development of the vertical modulus of subgrade reaction.

- Determination of the vertical infiltration characteristics of the upper soils in the designated areas.

- Recommended soil subgrade preparation operations, including stripping, grubbing and compaction. Preliminary recommended engineering criteria for placement and compaction of approved structural fill materials.

- Evaluation of the suitability and availability of materials on-site that may be moved during site grading for use as structural fill in the building area, as pavement subgrade fill, and as general backfill.

- Presentation of construction recommendations, including expected ground water control measures, temporary slope stability recommendations, and unsuitable soil removal guidelines.

The following services were provided in order to achieve the preceding objectives:

- Reviewed readily available published geologic information. This included information from available soil survey information published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS).

- Reviewed readily available aerial photographs obtained from Google Earth Pro.

- Coordinate underground utility location services through Sunshine State One Call of Florida, Inc.

- Performed ten manual auger borings within the readily accessible areas of the subject property. The auger borings are planned to extend to approximate depths of five feet below the existing grades. In the borings, soil samples will be collected "continuously" to the boring termination depths.

- Performed two Constant Head permeability test on one "undisturbed" thin-walled "Shelby" tube soil sample. The "Shelby" tube soil samples were obtained vertically at an approximate depth of one foot below the existing ground surface elevation.

- Backfilled the boreholes following cessation of the drilling operations.

- Visually classified and stratified representative soil samples in the laboratory using the Unified Soil Classification System (USCS). Identified soil conditions at each boring location and formed an opinion of the site soil stratigraphy.

- Collected groundwater level measurements and estimated normal wet seasonal high groundwater levels.

- The results of the field exploration and laboratory tests were used in the engineering analyses and in the formulation of the recommendations. The results of the subsurface exploration, including the recommendations and the data upon which they are based, are presented in this formal written report prepared by an experienced Professional Engineer.

3.0 FIELD EXPLORATION

The general foundation soil types and associated design parameters were developed by drilling a total of ten manual auger borings within the proposed development area. Manual auger borings were performed in-lieu of mechanical Standard Penetration Test (SPT) since the site was heavily wooded and current inaccessible to conventional drill rig equipment.

The boring locations were determined in the field from existing ground surface features. The ground surface elevations at the boring locations were neither furnished nor determined. The boring locations illustrated in the Appendix should be considered accurate only to the degree implied by the method used. If more precise locations are desired, we suggest that you contact a Registered Surveyor. The approximate locations of the borings are illustrated in the Appendix of this report.

The auger borings were manually performed with the use of a 3-inch nominal diameter bucket auger. The soil sampling was performed in general accordance with ASTM Test Designation D-1452, titled "Soil Investigation and Sampling by Auger Borings." These samples were taken “continuously” from the ground surface to an approximate maximum depth of five feet below the existing ground surface elevations. Representative portions of these soil samples were sealed in “air-tight” containers, labeled and transferred to our laboratory for classification and testing.

In addition to the borings, two "undisturbed" 3-inch outside diameter Shelby tube soil samples were also obtained. These Shelby tube samples were obtained in the vertical orientation at an approximate depth of one foot below the existing ground surface elevation.

4.0 LABORATORY TESTING

The soil samples were transported to our laboratory and were classified by the Geotechnical Engineer using the Unified Soil Classification System (USCS) in general accordance with ASTM Test Designation D-2488. Based on the subsurface materials encountered with respect to the proposed project, refined laboratory testing was not deemed necessary. It should be noted that all soil samples will be properly disposed of 30 days following the submittal of the **GCTL** subsurface exploration report.

4.1 CONSTANT HEAD PERMEABILITY TEST

Constant Head permeability tests were performed on the “undisturbed” Shelby Tube soil samples following saturation in general accordance with ASTM Test Designation D-2434, titled "Permeability of Granular Soils (Constant Head)". Four permeability tests were performed on each Shelby Tube soil sample in order to develop average permeability test results. The permeability test results indicated the soil samples obtained near borings HA-9 and HA-10 had measured vertical permeability values of 9.0 and 8.5 inches per hour, respectively. The porosity of the near-surface sandy soils is expected to be on the order of 30 percent.

5.0 GENERALIZED SUBSURFACE CONDITIONS

5.1 AERIAL PHOTOGRAPH

The Aerial Photographs dated 2022, 2015, 2008, 2004, and 1995 were reviewed for the subject property. Based on this review, the aerial photographs appeared to illustrate the subject property to be similar to the conditions observed during the time of our field services. Copies of the aerial photographs have been included in the Appendix of this report.

5.2 COUNTY SOIL SURVEY

The "Soil Survey of Alachua County, Florida", published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), was reviewed for general near-surface soil information within the general vicinity of the subject project. A copy of the soil survey map has been included in the Appendix of this report. This information indicates that there are three primary soil mapping units within the proposed project area. The soil map unit characteristics are tabulated below:

SOIL SERIES	DEPTH (INCHES)	UNIFIED SOIL CLASS	PERMEABILITY RATING (INCHES/HOUR)	USDA SEASONAL HIGH GROUNDWATER TABLE	
				DEPTH	MONTHS
Pomona Sand (14)	0 – 5 5 – 16 16 – 24 24 – 43 43 - 80	SP, SP-SM SP, SP-SM SP-SM, SM SP, SP-SM SC, SM-SC, SM	6.0 – 20 6.0 – 20 0.6 – 20.0 2.0 – 20 0.2 – 2.0	0 – 1.0	Apparent Jul – Sept
Surrency Sand (16)	0 – 28 28 – 44 44 – 80	SM SM, SM-SC, SC SM, SC, SM-SC	2.0 – 20 0.6 – 6.0 0.06 – 2.0	0 – 0.5	Apparent Dec – Apr
Wauchula Sand (17)	0 – 8 8 – 14 14 – 18 18 – 28 28 – 80	SP-SM SP-SM SP – SM, SM SP – SM, SM SM, SM – SC, SC	2.0 - 20 6.0 – 20 0.2 – 6.0 2.0 – 6.0 0.06 – 0.6	0 – 1.0	Apparent Jun – Feb

5.3 SEISMIC SITE CLASSIFICATION

Based on our review of the International Building Code, dated 2006, and our knowledge of the general subsurface conditions at the site, we believe the site should be considered to be a Site Class D. It should be noted that this classification is based on the subsurface exploration results and our experience in the area. A soil test boring extending to a depth of at least 100 feet may be performed to verify this site classification.

5.4 SUBSURFACE CONDITIONS

Soil stratification was based on visual observation of the recovered soil samples, laboratory testing and interpretation of the field boring logs by an experienced **GCTL** Engineering Technician. The boring stratification lines represent the approximate boundaries between soil types of significantly different engineering properties; however, the actual transition may be gradual. In some cases, small variations in properties not considered pertinent to our engineering evaluation may have been abbreviated or omitted for clarity. The boring profiles present the conditions at the particular boring location and variations do occur among the borings and between soil samples. The borings indicate the subsurface soils were generally arranged in three soil layers.

The initial soil layer encountered generally consisted of approximately two feet of gray to brown fine SAND (SP). The second soil layer encountered generally consisted of grayish brown silty SAND (SM) that extended to an approximate depth of three feet below the existing ground surface. The final soil layer consisted of clayey SAND (SC) extended to the maximum boring termination depths of five feet below the existing ground surface elevations.

The subsurface exploration indicated the subsurface material was generally consistent across the subject property. The clayey SAND material may be considered as a “confining” aquitard layer.

5.5 GROUNDWATER CONDITIONS

As recorded immediately after drilling during the time of our subsurface exploration, measurable groundwater was encountered at an approximate depth range of 1.8 to at least 5.0 feet below the existing ground surface elevations.

Groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect may also occur during which higher groundwater levels are normally recorded in rainy seasons. Based on our review of the subsurface conditions, including the soil coloring characteristics, available published information, and the reported rainfall events, the normal seasonal high groundwater level (NSHGWL) is recommended to be considered at an approximate depth of one foot below the existing ground surface elevations.

If the ground water level is critical to design or construction, ground water observation wells should be installed on-site to monitor ground water fluctuations over a period of time and to permit more accurate determinations of wet season and dry season levels.

6.0 PRELIMINARY DESIGN RECOMMENDATIONS

The following preliminary design recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered during this exploration. The test boring data was evaluated utilizing correlations of the engineering performance characteristics of similar subsurface conditions. It is considered essential that an additional subsurface exploration be performed to provide additional necessary information for project development.

6.1 GENERAL

Based on our extensive experience with similar subsurface conditions, we believe that the proposed structures may be satisfactorily supported with the use of conventional shallow foundation systems.

Following clearing and grading, the exposed ground surface should be proofrolled and compacted with a non-vibratory drum roller having a static drum weight on the order of four tons (such as Caterpillar CS44B or approved equivalent) under the direction of an experienced Professional Engineer in order to confirm the ability of the soils to properly support the expected development. It is recommended that twelve passes of the roller be performed, with successive passes aligned perpendicular to the proceeding pass. Non-vibratory compaction of the natural ground surface is recommended due to the measured groundwater conditions in order to avoid the development of potential subgrade instability. Areas which are evaluated to be unstable, if any, should be remediated in accordance with the recommendations of the Geotechnical Engineer.

6.2 SHALLOW FOOTINGS

It is recommended that all foundation excavations be observed by the Geotechnical Engineer. Foundation bearing soils approved by the Geotechnical Engineer should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) for a minimum depth of one foot below the foundation bearing levels. The building grades should be selected such that the bottom foundations are located at least one foot above the normal seasonal high groundwater level.

Based upon the anticipated construction and recommended site preparation, shallow foundation bearing soils approved by the Geotechnical Engineer are currently expected to be satisfactory to support a net maximum allowable bearing pressure which does not exceed 2,500 pounds per square foot (psf).

It is recommended that all exterior footing be embedded such that the bottoms of the foundations are a minimum of 12 inches below the adjacent compacted grades. This embedment depth will tend to provide foundation confinement; interior foundations, if any, may be located at nominal depths below the floor slab areas. Strip or wall footings should be a minimum of 18 inches wide and pad or column footings should be a minimum of 36 inches wide. The minimum footing sizes should be used regardless of whether or not the foundation loads and allowable bearing pressures dictate a smaller size. These minimum footing sizes tend to provide adequate load bearing area to develop overall bearing capacity and account for minor variations in the bearing materials. It is important that the structural elements be centered on the footings such so that loads are transferred evenly, unless the footings are adequately proportioned for eccentric loads.

6.3 SETTLEMENT

The settlement of shallow foundations supported on the sandy-type soils generally occur immediately following load application. Provided that the recommended subgrade preparation operations are properly performed, the total settlements of isolated columns and wall footings should not exceed one inch, with differential settlements on the order of 50 percent of the total settlements. Differential settlements of these magnitudes are usually considered tolerable for the anticipated construction; the tolerance of the proposed structure to the predicted total and differential settlements should be confirmed by the Structural Engineer.

6.4 MODULUS OF SUBGRADE REACTION

Based on the soil conditions encountered at the proposed site and the recommended site preparation operations presented in the Construction Considerations section of this report, the unit modulus of vertical subgrade reaction (k_1) for the soil is expected to be on the order of 280 pounds per square inch per inch of vertical deflection (pci) for a unit footing dimension of one foot by one foot. For larger foundations, the k-value should be reduced in accordance with the following equation:

$$K = K_1 \left(\frac{B+1}{2B} \right)^2$$

Where B is the foundation width in feet.

It should be noted that this value is based on typical values in published literature; a plate load test may be performed to more accurately assess the actual modulus of vertical subgrade reaction.

7.0 FLOOR SLAB

It is expected that the floor slabs may be safely supported as slab-on-grade members provided that any undesirable materials are removed and replaced with controlled structural fill. It is also recommended that the floor slab bearing soils be covered by a lapped polyethylene sheeting of in order to reduce the potential for floor dampness which can affect the performance of glued tile and carpet, if any are used.

This membrane should consist of a 10-mil single layer of non-corroding, non-deteriorating polyethylene sheeting material placed so as to minimize seams and to cover all of the soil below the building floor slab. This membrane should be cut in a "cross shape" to allow for pipes or other penetrations and the membrane should extend to within ½ inch of all such pipes or penetrations. All seams of the membrane should be lapped at least 12 inches. Punctures or tears in the membrane should be repaired with the same or comparable material and sealed in a waterproof manner.

The performance of concrete floor slabs is also affected by the concrete mix that is used. A relatively high water-cement ratio of the mix can cause aesthetic disruptions, such as unsightly slab "curling" and shrinkage cracking. Also, an additional waiting period may be required prior to installing moisture-sensitive floor covering because of the moisture loss from the concrete floor slabs.

8.0 PAVEMENT THICKNESS DESIGN CONSIDERATIONS

It is understood that flexible (Asphaltic Concrete) and/or rigid (Portland Cement) pavement sections may be utilized within the proposed pavement areas. Based on our extensive experience with similar subsurface conditions, we believe that the proposed pavement structures may be satisfactorily supported with the use of conventional pavement systems.

The following pavement recommendations presented in the following sections are considered minimum for the site, soil and limited traffic conditions expected. The final pavement thickness design should be determined by the project civil engineer using information obtained during the subsurface exploration program and an analysis of anticipated traffic conditions.

8.1 SUBGRADE

Following clearing and grading, the exposed ground surface should be proofrolled and compacted with a non-vibratory drum roller having a static drum weight on the order of four tons (such as Caterpillar CS44B or approved equivalent) under the direction of an experienced Professional Engineer in order to confirm the ability of the soils to properly support the expected development. Non-vibratory compaction of the natural ground surface is recommended due to the measured groundwater conditions in order to avoid the development of potential subgrade instability. It is recommended that twelve passes of the roller be performed, with successive passes aligned perpendicular to the proceeding pass. Areas which are evaluated to be unstable, if any, should be remediated in accordance with the recommendations of the Geotechnical Engineer.

Following approval of the Geotechnical Engineer, the pavement subgrade should be compacted to a minimum depth of 12 inches to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). Any fill used to elevate the cleared pavement areas to subgrade elevation should consist of reasonably clean well-graded to fine sands, uniformly compacted to a minimum density of 98 percent of the soil Modified Proctor maximum dry density (ASTM D1557).

Limerock Bearing Ratio (LBR) tests were not performed during this subsurface exploration program. Based on our experience with similar materials, the near-surface soils which were encountered across the subject site during the time of our subsurface exploration tend to have an LBR value on the order of 18. It is recommended that the pavement subgrade soils within flexible pavement areas be improved in order to develop a minimum LBR value of 30 for a depth equal to the depth of the base material.

8.2 MODULUS OF SUBGRADE REACTION

Based upon the soil conditions encountered at the proposed site and the recommended site preparation operations presented in the Construction Considerations section of this report, the modulus of vertical subgrade reaction (k) for the shallow soil is expected to be on the order of 240 pounds per square inch per inch of vertical deflection (pci).

8.3 FLEXIBLE PAVEMENT BASE

The choice of pavement base type basically will depend upon desired final pavement grades. If a minimum separation of 18 to 24 inches can be maintained between the bottom of the base and the normal seasonal high groundwater level, then a limerock base can be utilized. If a minimum separation of 12 to 18 inches can be maintained between the bottom of the base and the normal seasonal high groundwater level, then a crushed concrete can be utilized. Soil cement, which is more resistant to deterioration under intermittent wet conditions than limerock, the normal wet season high groundwater table should be at least 6 to 12 inches below the bottom of the base.

Limerock base material should meet FDOT requirements, including compaction to 98 percent of its maximum dry density as determined by the Modified Proctor Test (ASTM D-1557) and a minimum Limerock Bearing Ratio (LBR) of 100 percent. Crushed concrete should have an LBR value of 100 percent and be graded in accordance with Florida Department of Transportation (FDOT) Standard Specification Section 204. Due to the subgrade soil conditions, it is recommended that type B stabilized subgrade (LBR = 30%) be utilized, as specified by the FDOT Standard Specifications for Road and Bridge Construction. As a minimum, the stabilized subgrade thickness should be equal to the thickness of the pavement base. Traffic should not be allowed on the subgrade before the base is placed to avoid rutting.

A soil cement base should be designed according to FDOT or PCA modified short cut design procedure. A strength of 300 psi should be achieved on laboratory-cured compressive strength specimens molded from samples taken from the base material as it is placed. A stabilized subgrade need not be incorporated with a soil cement base. However, the subgrade should be compacted to a minimum depth of 12 inches to at least 98% of the Modified Proctor Test maximum dry density, and should be firm and true to line and grade prior to paving. Before paving, the soil cement base should be checked for soundness. Traffic should not be allowed on the subgrade before the base is placed to avoid rutting.

As a guideline for pavement design, we recommend that the limerock, crushed concrete and soil cement base materials be a minimum of six inches thick under parking areas and eight inches thick under heavily-traveled driving aisles.

8.4 ASPHALTIC CONCRETE

The asphaltic concrete structural course should consist of at least 1½ to 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete material. It is recommended that at least 1½ inches of asphaltic concrete be utilized in the parking areas and 2 inches be utilized in heavily-traveled driving areas. Type SP-9.5 or SP-12.5 should be utilized because of their durability qualities. If Type SP-12.5 is selected the asphalt should be placed at least 1½ inches thick because of the larger size of the coarse aggregate. The asphaltic concrete should meet standard FDOT material requirements and placement procedures as outlined in the current FDOT Standard Specifications for Road and Bridge Construction.

8.5 FLEXIBLE ASPHALT PAVEMENT DESIGN

The following pavement designs are based upon the design methods described in the FDOT "Flexible Pavement Design Manual for New Construction and Pavement Rehabilitation" (Document No. 625-010-002). These designs present the recommended range of 18-kip-equivalent single axle loads for the "light duty" and "heavy duty" pavement sections presented.

Based on the pavement conditions observed and the subsurface conditions encountered, the evaluations were performed using the following parameters:

- Design Reliability = 85% at an overall standard deviation of 0.45
- Initial Serviceability = 4.2; Terminal Serviceability = 2.0;
- Modulus of Resiliency, Mr = 8700 psi
- Structural Coefficient for Asphaltic Concrete = 0.44
- Structural Coefficient for Crushed Limerock/Concrete Base = 0.18
- Structural Coefficient for Stabilized Subgrade = 0.06

Pavement Duty	**Pavement Structural Section**			**Structural Number**	**18-Kip Equivalent Single Axle Loads**
	Asphalt	**Base**	**Subgrade**		
Light Vehicle Passenger Parking	1½ Type SP-9.5 or SP-12.5	6-Inch Crushed Limerock/Concrete	6-Inch Stabilized Subgrade	2.10	70,000
Light Vehicle Passenger Driving Aisle	2 Type SP-9.5 or SP-12.5	8-Inch Crushed Limerock/Concrete	8-Inch Stabilized Subgrade	2.80	500,000
Heavy Truck Traffic	2½ Type SP-9.5 or SP-12.5	10-Inch Crushed Limerock/Concrete	10-Inch Stabilized Subgrade	3.50	1,700,000

8.6 RIGID CONCRETE PAVEMENT

As an alternate to the above referenced flexible pavement design, a rigid concrete pavement design could be used. It is suggested that a rigid pavement be utilized in dumpster areas, including the areas in which dumpster trucks or other large vehicles load, backup and turn around.

The following pavement thickness designs are based upon the design procedure described in the American Association of State Highway and Transportation Officials (AASHTO) publication titled "Design of Pavement Structures" (dated 1993). This design method considers the following pavement characteristics:

- The concrete has a minimum flexural strength of 470 psi.
- Continuously reinforced concrete pavement
- Excellent drainage
- Design serviceability loss of 2.5
- Reliability of 95% with an overall standard deviation of .35

Based upon our experience, a minimum thickness of five inches should be utilized for standard light duty applications and a minimum thickness of six inches should be utilized for heavy duty applications. We further recommend that a reinforcing steel mat, preferably size No. 3 steel bars, be placed sixteen inches on center. However, the steel reinforcement within the concrete pavement should be designed by the project Civil Engineer.

The following table summarizes the results of our rigid pavement evaluation for "light duty", "medium duty", and "heavy duty" pavement sections.

Pavement Duty	Pavement Structural Section		Subgrade Support	Modulus of Rupture	Estimated Total 18-kip Equivalent Single Axel (ESAL) Load Applications
Light	5" Concrete	12" Compacted Subgrade	High	470	200,000
Medium	6" Concrete	12" Compacted Subgrade	High	470	450,000
Heavy	7" Concrete	12" Compacted Subgrade	High	470	1,000,000

9.0 CONSTRUCTION CONSIDERATIONS

9.1 FILL PLACEMENT AND SUBGRADE PREPARATION

The following are our recommendations for overall site preparation and mechanical densification work for construction of the proposed development, based on the anticipated construction and our boring results. These recommendations should be used as a guideline for the project general specifications prepared by the Design Engineer.

1. The location of any existing underground utility lines within the construction area should be established. Provision should then be made to relocate any interfering utility lines from the construction area to appropriate locations. In this regard, it should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which subsequently may result in excessive settlements.

2. Following clearing and grading, the exposed ground surface should be proofrolled and compacted with a non-vibratory drum roller having a static drum weight on the order of four tons (such as Caterpillar CS44B or approved equivalent) under the direction of an experienced Professional Engineer in order to confirm the ability of the soils to properly support the expected development on shallow foundations. Non-vibratory compaction of the natural ground surface is recommended due to the measured groundwater conditions in order to avoid the development of potential subgrade instability.

3. It is recommended that the natural ground be compacted to a dry density of at least 95 percent of the Modified Proctor Test maximum dry density (ASTM D-1557) to a minimum depth of one foot below the stripped grade within the building floor slab area.

4. It is recommended that the natural ground be compacted to a dry density of at least 98 percent of the Modified Proctor Test maximum dry density to a minimum depth of one foot below stripped grade within the pavement areas.

5. Following satisfactory completion of the proofrolling and compaction operations, the proposed structure area may be brought up to finished subgrade levels, if required. It is recommended that off-site fill consist of soils having less than 12 percent passing the No. 200 sieve, and be free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved by **GCTL** prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding twelve inches in thickness. The fill soils should be compacted to a dry density of at least 95 percent of the Modified Proctor Test maximum dry density within the building areas and 98 percent of the Modified Proctor Test maximum dry density within the pavement areas.

6. Soil moisture content may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve the compaction objectives of imported fill, then water should be applied in such a way that will not cause erosion or removal of the subgrade soils. A moisture content within two percentage points of the optimum indicated by the Modified Proctor Test (ASTM D-1557) is recommended prior to compaction of the natural ground and fill.

7. It is recommended that all foundation excavations be observed by the Geotechnical Engineer. Foundation bearing soils approved by the Geotechnical Engineer as load bearing materials should be compacted to develop a minimum density requirement of 95 percent of the maximum Modified Proctor dry density with ASTM D-1557, for a minimum depth of one foot below the bottom of the footing depths. Soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls.

8. A representative from **GCTL** should be retained to provide on-site observation of earthwork and ground modification activities. It is important that **GCTL** be retained to observe that the subsurface conditions are as we have discussed and reported herein, and that foundation construction, ground modification and fill placement are in accordance with our recommendations.

9.2 GROUNDWATER CONTROL

Measurable groundwater was encountered at an approximate depth range of 1.8 to at least 5.0 feet below the existing ground surface elevations. Groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. Based on our review of the subsurface conditions, including the soil coloring characteristics, available published information, and the reported rainfall events, the normal seasonal high groundwater level (NSHGWL) is recommended to be considered one foot below the existing ground surface elevations.

Soils exposed in the bases of all satisfactory foundation excavations should be protected against any detrimental change in conditions, such as physical disturbance or rain water. Surface runoff water should be drained away from the excavations and not be allowed to pond. If possible, all foundation concrete should be placed the same day that the excavations are made. If this is not possible, the foundation excavations should be adequately protected in the interim. It is expected that stormwater may be satisfactorily controlled with the use of natural infiltration and/or pumping from excavated sumps.

9.3 TEMPORARY SIDE SLOPES

Following proper dewatering, the side slopes for temporary excavations are expected to remain stable at two horizontal to one vertical (2H:1V) to a maximum excavation depth of four feet. Where restrictions do not permit slopes to be constructed as recommended above, the excavation should be shored and braced in accordance with current OSHA requirements. Excavated materials should not be stockpiled at the top of any slope within a horizontal distance equal to the excavation depth.

9.4 ON-SITE SOIL SUITABILITY

All materials to be used for backfill or compacted fill construction should be evaluated and, if necessary, tested by **GCTL** prior to placement to determine if they are suitable for the intended use. In general, the near surface soil strata are expected to consist of fine to slightly silty SAND that tends to be moderately moisture sensitive. In this regard, the near-surface soils are expected to be SUITABLE for use as structural fill. The underlying silty to clayey SAND tends to be moisture sensitive and is expected to be UNSUITABLE for use as structural fill.

It is recommended that off-site structural fill materials consist of soils having less than 12 percent passing the No. 200 sieve, and be free of rubble, organics, clay, debris and other unsuitable material. Any off-site materials used as fill should be approved by an experienced Professional Engineer prior to acquisition.

10.0 BASIS FOR RECOMMENDATIONS

The design recommendations presented are considered preliminary. It is considered essential that an additional subsurface exploration be performed to provide additional necessary information for project development.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based upon this data.

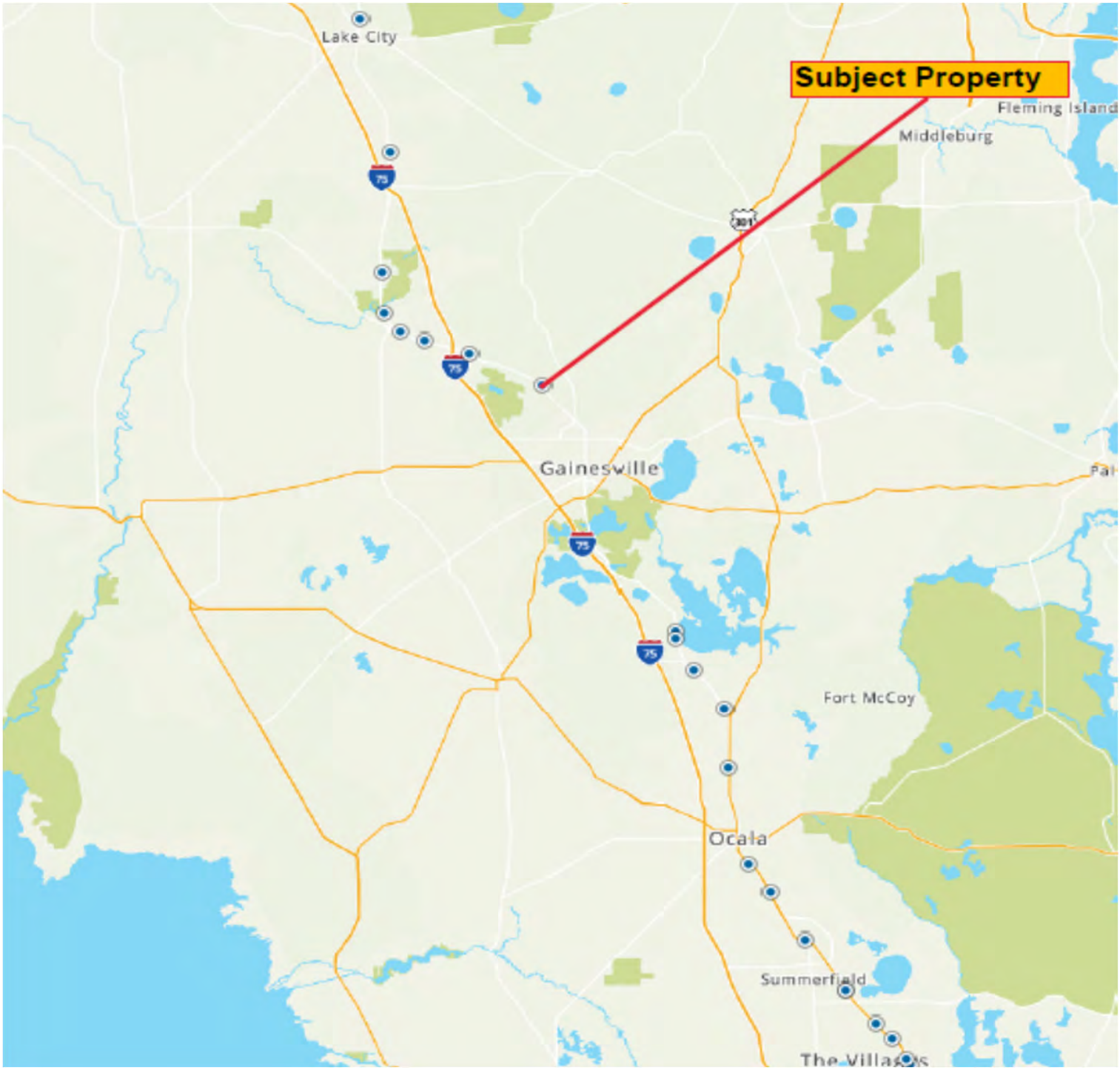
The scope of the exploration was intended to evaluate soil conditions within the primary influence of the considered structure and does not include an evaluation of potential deep soil conditions, such as sinkholes. The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions between borings will be different from those at specific boring locations and that conditions will not be as anticipated by the designers or contractors. In addition, the construction process itself may alter soil conditions.

If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of this report should also be reviewed in the event that significant changes occur in the design, nature or location of the proposed construction.

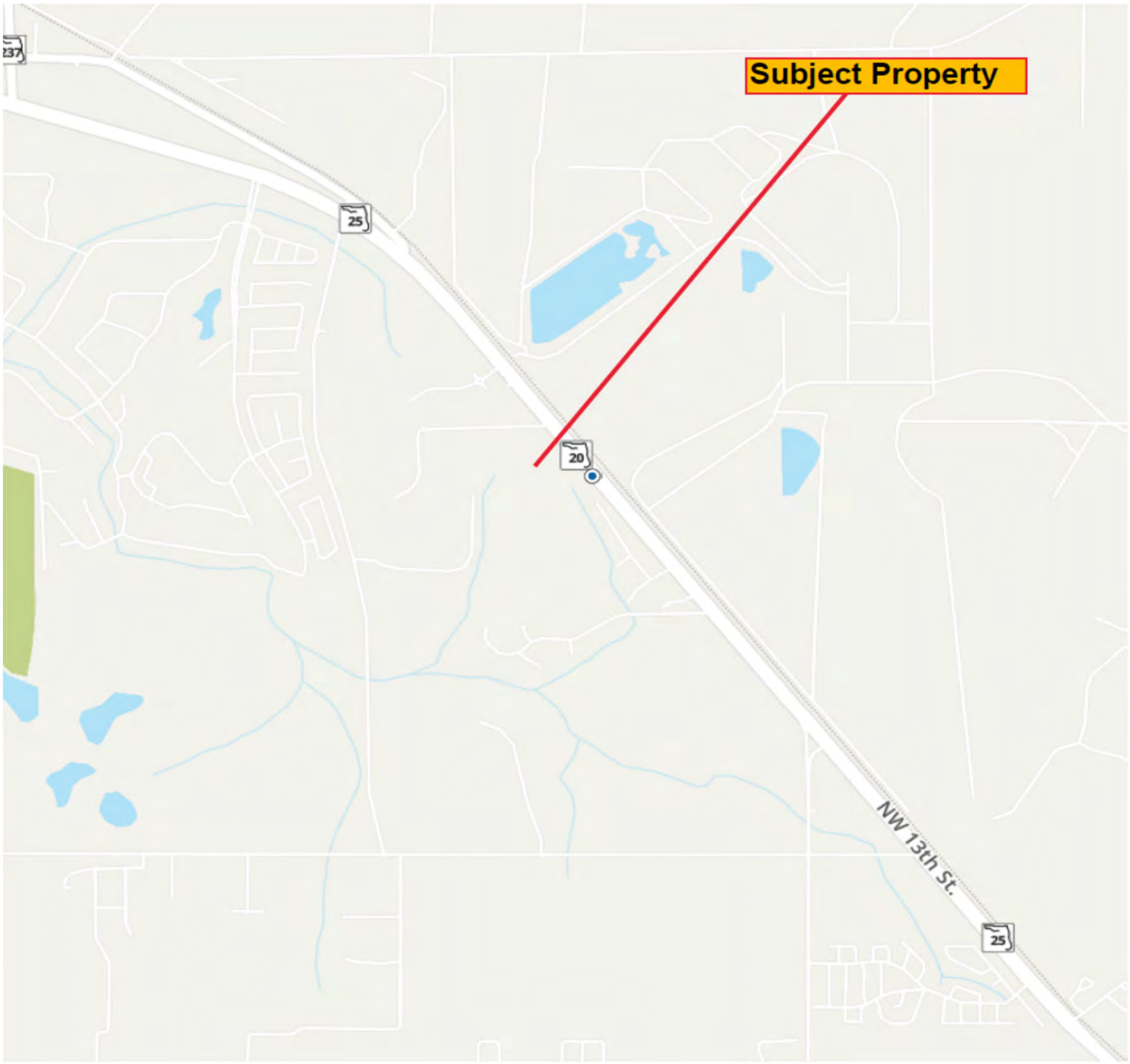
The recommendations provided herein are based in part upon project information provided to us and they apply only to the specific project and site discussed in this report. Once complete project information is available, the proposed facility structure characteristics should be conveyed to us for review. Our recommendations may then be modified, if necessary. Experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered. Unanticipated conditions and inadequate procedures should be reported to the design team. We recommend that the owner retain **GCTL** to provide these services based upon our familiarity with the project, the subsurface conditions, and the intent of the recommendations and design criteria.

APPENDIX

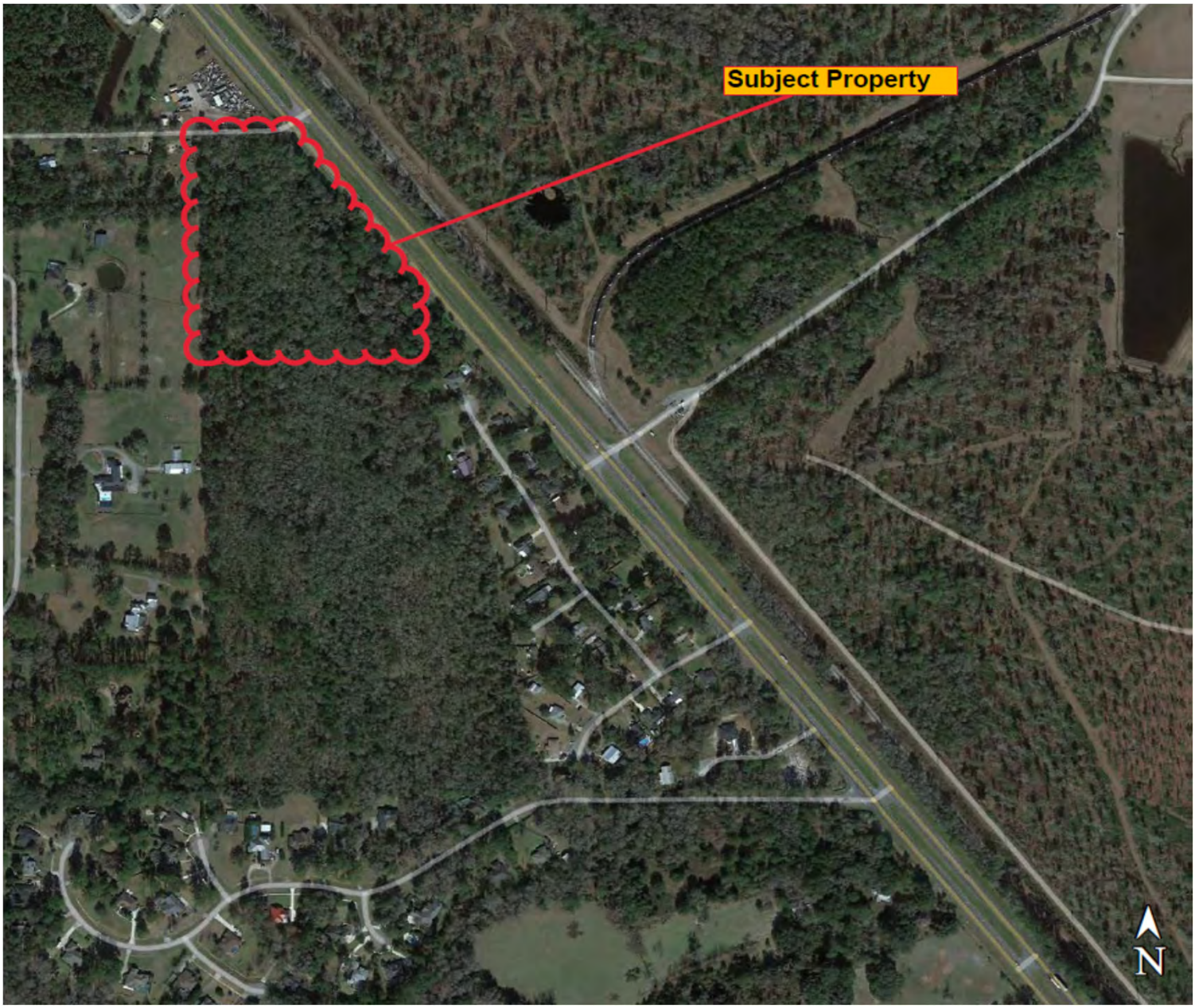
FIGURES



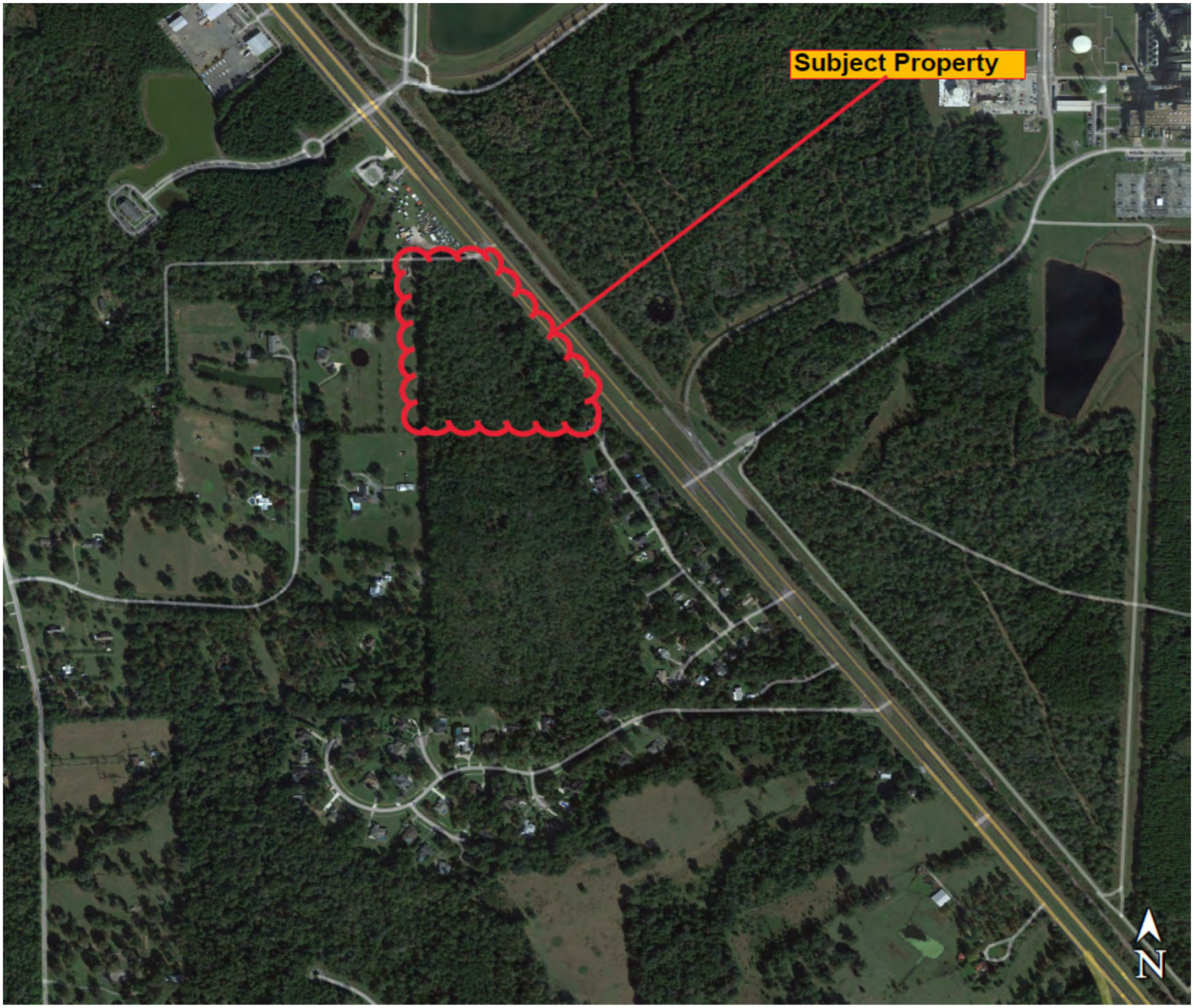
General Site Vicinity Map Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 1	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532



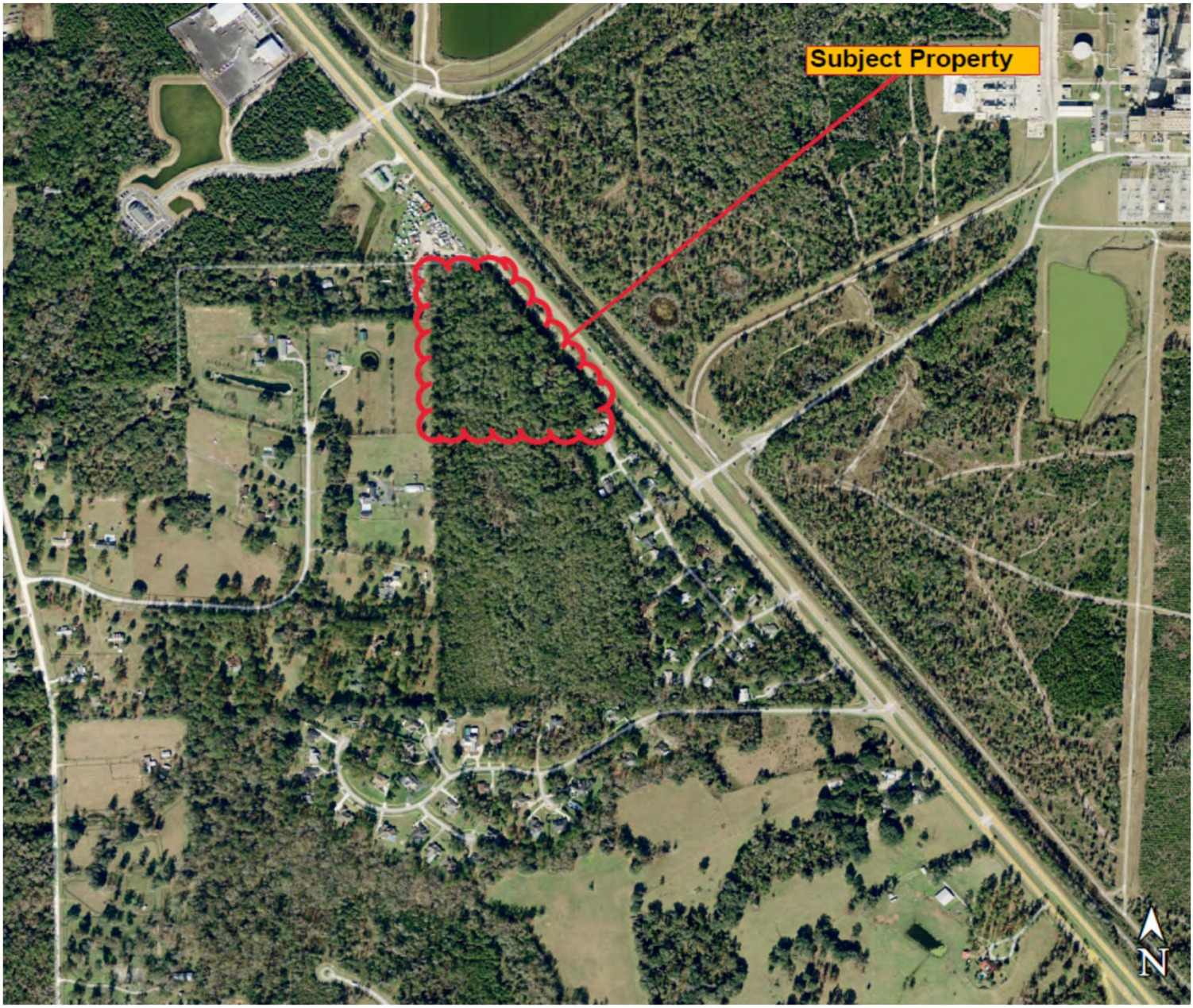
Local Site Vicinity Map Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 2	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532



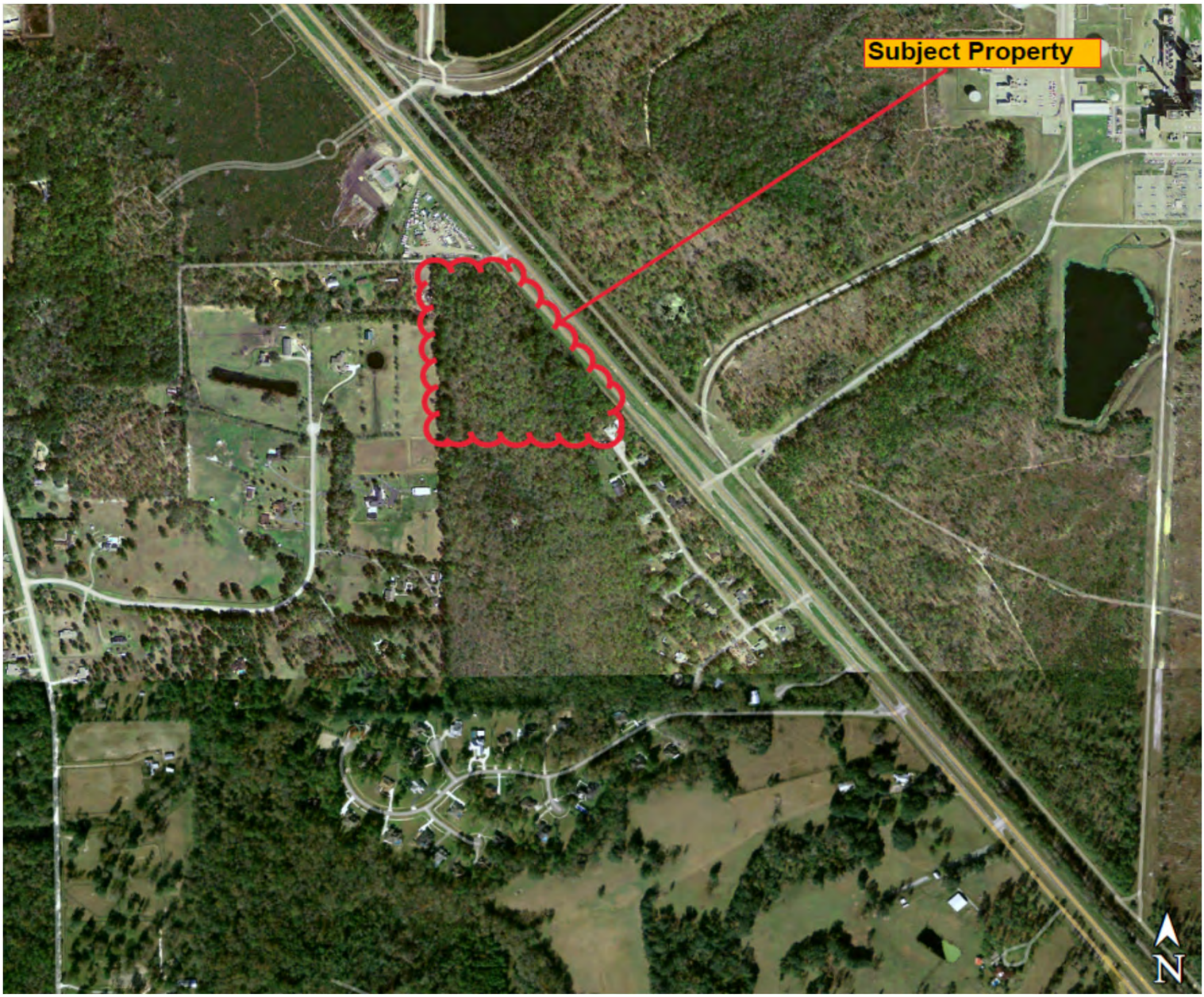
2022 Aerial Photograph Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 3	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532



2015 Aerial Photograph Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 4	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532



2008 Aerial Photograph Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 5	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532

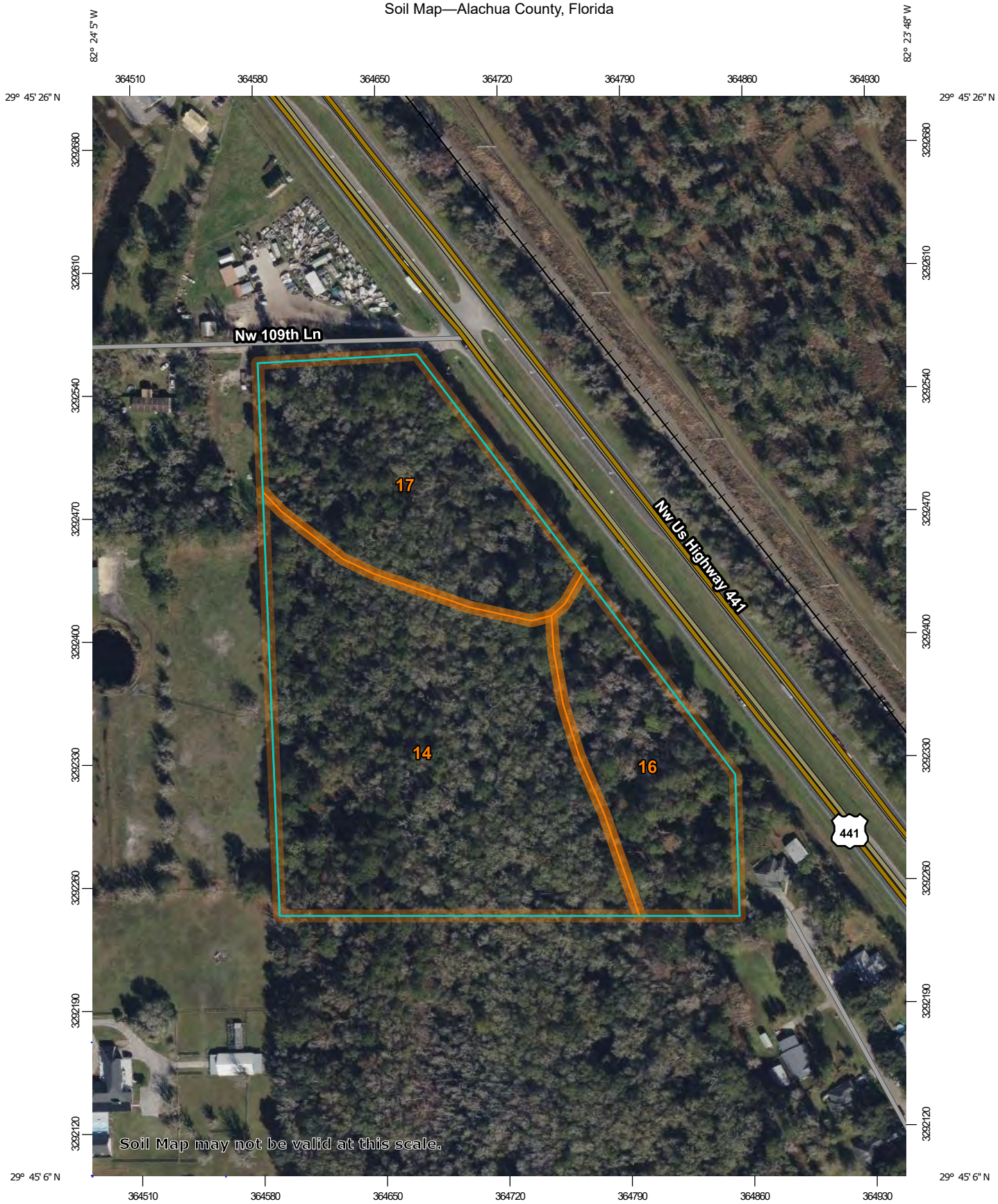


2004 Aerial Photograph Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 6	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532

1995 Aerial Photograph Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 7	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532

Field Exploration Plan Subject Property Alachua County, Florida	Project No.: 29590 Scale: As Shown Figure No.: 8	Gulf Coast Testing Laboratory, Inc. 5671 70th Avenue North Pinellas Park, Florida PH: (727)-544-4080 FX: (727)-544-7532

USDA SOIL SURVEY INFORMATION



Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 23, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Pomona sand, 0 to 2 percent slopes	8.5	53.9%
16	Surrency sand	2.9	18.6%
17	Wauchula sand	4.3	27.5%
Totals for Area of Interest		**15.7**	**100.0%**

Alachua County, Florida

14—Pomona sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w4gc
Elevation: 20 to 180 feet
Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 248 to 278 days
Farmland classification: Not prime farmland

Map Unit Composition

Pomona and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pomona

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 16 inches: sand
Bh - 16 to 24 inches: sand
E' - 24 to 43 inches: sand
B'tg - 43 to 69 inches: sandy clay loam
Cg - 69 to 84 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Sparr

Percent of map unit: 6 percent
Landform: Rises on marine terraces, flats on marine terraces
Landform position (three-dimensional): Talf, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Newnan

Percent of map unit: 6 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Myakka, non-hydric

Percent of map unit: 6 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pelham

Percent of map unit: 6 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Wauchula, non-hydric

Percent of map unit: 6 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 23, Sep 1, 2022

Alachua County, Florida

16—Surrency sand

Map Unit Setting

National map unit symbol: brpc
Elevation: 10 to 120 feet
Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 248 to 278 days
Farmland classification: Not prime farmland

Map Unit Composition

Surrency and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Surrency

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 15 inches: sand
E - 15 to 28 inches: sand
Btg1 - 28 to 44 inches: sandy clay loam
Btg2 - 44 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G154XB245FL)
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G154XB245FL)
Hydric soil rating: Yes

Minor Components

Monteocha
Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G154XB145FL)
Hydric soil rating: Yes

Samsula
Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Organic soils in depressions and on flood plains (G154XB645FL)
Hydric soil rating: Yes

Wauberg
Percent of map unit: 5 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: Yes

Pomona
Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 23, Sep 1, 2022

Alachua County, Florida

17—Wauchula sand

Map Unit Setting

National map unit symbol: brpf
Elevation: 10 to 450 feet
Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 248 to 278 days
Farmland classification: Not prime farmland

Map Unit Composition

Wauchula, non-hydric, and similar soils: 70 percent
Wauchula, hydric, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wauchula, Non-hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 14 inches: fine sand
Bh - 14 to 18 inches: loamy sand
E' - 18 to 28 inches: sand
Btg - 28 to 62 inches: fine sandy loam
Cg - 62 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: No

Description of Wauchula, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 14 inches: fine sand
Bh - 14 to 18 inches: loamy sand
E' - 18 to 28 inches: sand
Btg - 28 to 62 inches: fine sandy loam
Cg - 62 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: Yes

Minor Components

Pomona

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Mulat, non-hydric

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: No

Pelham

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: No

Riviera

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G154XB241FL)
Hydric soil rating: Yes

Newnan

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Sparr

Percent of map unit: 2 percent
Landform: Rises on marine terraces, flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 23, Sep 1, 2022

SOIL BORING LOGS

GULF COAST TESTING LABORATORY INC.

P.O. BOX 6
PINELLAS PARK, FL 33780
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
PHONE*: (727)544-4080 *FAX*: (727) 544-753*2

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #1

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Gray Silty SAND w/ Trace Roots
	6	
	9	
1	12	
	15	Dark Brown Silty SAND
	18	
	21	
2	24	
	27	Brownish Gray Very Silty SAND
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	Hole Terminated @ 4’ 0” Water Table @ 1’ 10”
	54	
	57	
5	60	
	63	
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #2

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Pale Brown SAND w/ Trace Silt & Trace Roots
	6	
	9	
1	12	
	15	
	18	
	21	
2	24	
	27	
	30	
	33	
3	36	
	39	Mottled Gray Orange Brown Silty Clayey SAND
	42	
	45	
4	48	
	51	
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 2’ 11”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

This report is the property of the Client listed and cannot be copied or reproduced without written permission of the Client or GCTL.

GULF COAST TESTING LABORATORY INC.

P.O. BOX 6
PINELLAS PARK, FL 33780
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
PHONE*: (727)544-4080 *FAX*: (727) 544-753*2

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #3

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Brown SAND w/ Trace Roots
	6	
	9	
1	12	
	15	
	18	
	21	
2	24	
	27	Very Light Grayish Brown Very Silty SAND
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	Mottled Gray Orange Brown Sandy Clay
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 3’ 2”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #4

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Gray SAND w/ Trace Roots
	6	
	9	
1	12	
	15	
	18	
	21	Pale Brown Silty SAND
2	24	
	27	
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	Light Grayish Brown Sandy Clay
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table Not Encountered at this Location
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

This report is the property of the Client listed and cannot be copied or reproduced without written permission of the Client or GCTL.

GULF COAST TESTING LABORATORY INC.

P.O. BOX 6
PINELLAS PARK, FL 33780
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
***PHONE*: (727)544-4080 *FAX*: (727) 544-7532**

PROJECT: Rizzzo Self Storage of Alachua

LOCATION: U.S. Hwy 441 & NW 109th Lane

Gainesville, Florida See Site Plan

LAB NO.: 29590 **DATE REPORTED:** 12/29/22

DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #5

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Brown Slightly Silty SAND w/ Hard Pan Nodules & Roots
	6	
	9	Dark Reddish Brown SAND w/ Clay Nodules
1	12	
	15	Light Yellowish Brown Silty Clayey SAND w/ Occasional Fine Roots
	18	
	21	
2	24	
	27	
	30	
	33	
3	36	
	39	
	42	
	45	Gray Very Silty SAND
4	48	
	51	
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 3’ 2”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

PROJECT: Rizzzo Self Storage of Alachua

LOCATION: U.S. Hwy 441 & NW 109th Lane

Gainesville, Florida See Site Plan

LAB NO.: 29590 **DATE REPORTED:** 12/29/22

DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #6

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Gray SAND w/ Trace Silt Nodules & Roots
	6	
	9	
1	12	
	15	
	18	
	21	Light Yellowish Brown to Brown Slightly Silty SAND
2	24	
	27	
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	Mottled Red Brown Gray Very Silty SAND
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 3’ 3”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

This report is the property of the Client listed and cannot be copied or reproduced without written permission of the Client or GCTL.

GULF COAST TESTING LABORATORY INC.

P.O. BOX 6
PINELLAS PARK, FL 33780
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
PHONE*: (727)544-4080 *FAX*: (727) 544-753*2

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #7

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Gray to Dark Brown SAND w/ Fine Roots
	6	
	9	
1	12	
	15	
	18	
	21	Mottled Gray Orange Brown Very Silty Clayey SAND
2	24	
	27	
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 2’ 4”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #8

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Grayish Brown SAND w/ Roots
	6	
	9	
1	12	
	15	
	18	
	21	
2	24	
	27	Mottled Gray Pale Orange Very Silty Clayey SAND
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0” Water Table @ 3’ 2”
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

This report is the property of the Client listed and cannot be copied or reproduced without written permission of the Client or GCTL.

GULF COAST TESTING LABORATORY INC.

P.O. BOX 6
PINELLAS PARK, FL 33780
CONSTRUCTION MATERIALS ENGINEERING COUNCIL CERTIFIED
CERTIFICATE of AUTHORIZATION # 00002370
***PHONE*: (727)544-4080 *FAX*: (727) 544-7532**

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #9

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Gray SAND w/ Slight Trace Silt & Roots
	6	
	9	
1	12	
	15	
	18	
	21	
2	24	
	27	Mottled Gray Pale Yellow Brown Silty SAND
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	
	54	
	57	
5	60	
	63	Hole Terminated @ 5’ 0”
	66	Water Table @ 3’ 5”
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

PROJECT: Rizzzo Self Storage of Alachua
LOCATION: U.S. Hwy 441 & NW 109th Lane
Gainesville, Florida See Site Plan
LAB NO.: 29590 **DATE REPORTED:** 12/29/22
DATE TESTED: 12/28/22 **TESTED BY:** CR

Hand Auger HA #10

DEPTH FT.	DEPTH IN.	CLASSIFICATION
	3	Dark Gray SAND w/ Slight Trace Silt & Roots
	6	
	9	
1	12	
	15	
	18	
	21	
2	24	
	27	Grayish Brown Very Silty SAND
	30	
	33	
3	36	
	39	
	42	
	45	
4	48	
	51	Hole Terminated @ 4’ 0” due to Collapse
	54	Water Table @ 2’ 8”
	57	
5	60	
	63	
	66	
	69	
6	72	
	75	
	78	
	81	
7	84	
	87	
	90	
	93	
8	96	
	99	
	102	
	105	
9	108	
	111	
	114	
	117	
10	120	

This report is the property of the Client listed and cannot be copied or reproduced without written permission of the Client or GCTL.

SITE PHOTOGRAPHS

Photograph No. 1: View of subject property along adjacent roadway.

Photograph No. 2: View of subject property.

Photograph No. 3: View of subject property.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Braxton Linton III, Project Planner

Date: ~~February 8th, 2023~~ Resubmittal April 4th, 2024

RE: Squirrel Storage of Alachua – Concurrency Impact Analysis

This Concurrency Impact Analysis is submitted for Squirrel Storage of Alachua. The proposed use is a ±56,000-square-foot self-storage facility. The site is ±9.67 acres and includes Alachua County Tax Parcel 05930-001-000. The development area is located south of NW 109th Lane, west of US HWY 441. The site's Future Land Use (FLU) category is Industrial. The Zoning District classification is Industrial General (IG).

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

Roadways / Transportation

Table 1: Projected Trip Generation

Variable Type	Variable Size	Daily	AM Peak			PM Peak		
		Total	Total	In	Out	Total	In	Out
KSF GLA	56	81	5	3	2	8	4	4

Source: ITE Trip Generation 11th Edition

Conclusion: Approval of this application may generate **81daily vehicle trips**. Thus, the proposed development will not negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

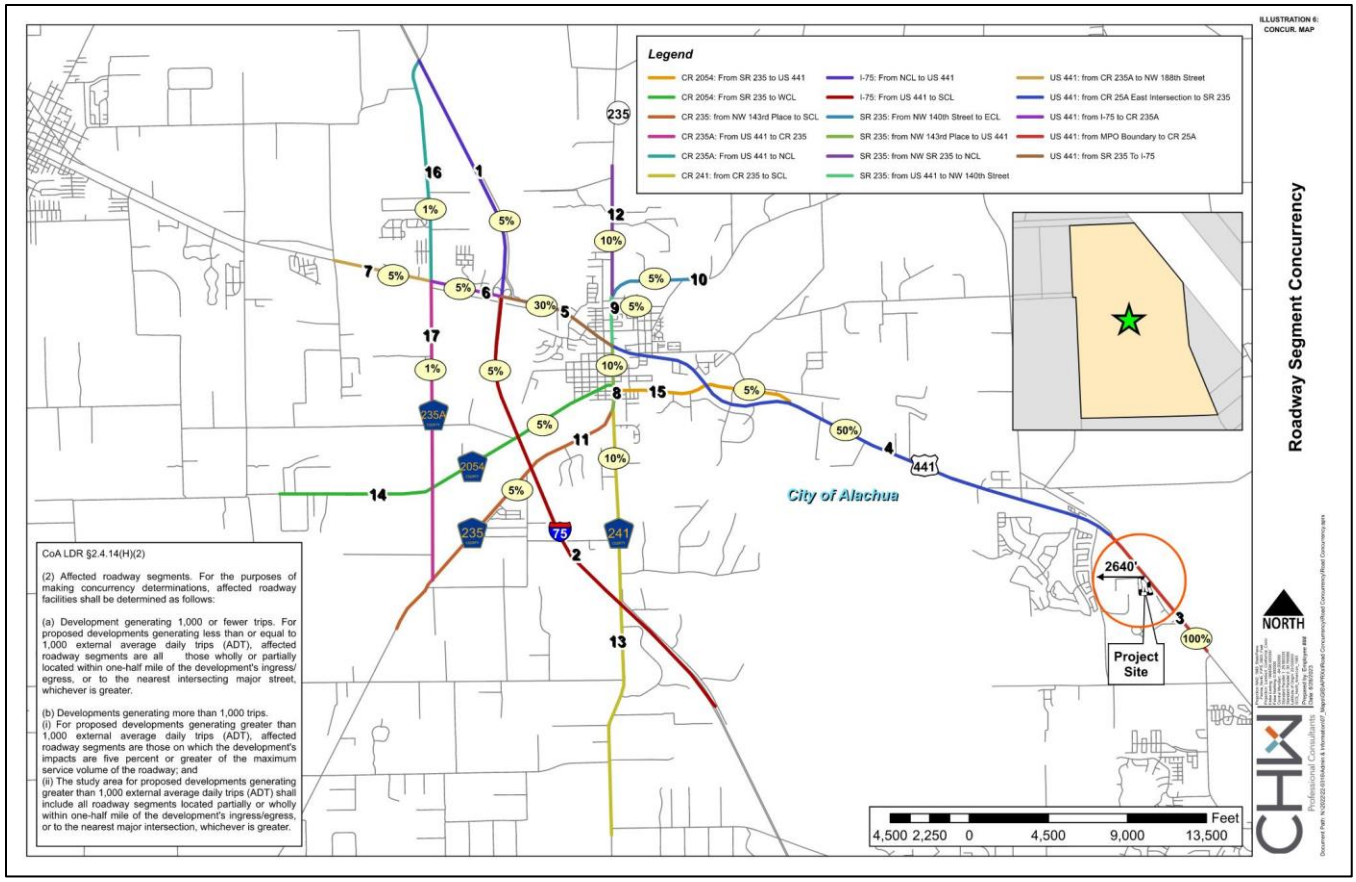


Figure 1: Traffic Segment Map

Table 2: Projected Impacts on Roadway Segments

	AADT	PM
Traffic System Category	**Segment 3**	
	US 441 From MPO Boundary to CR 25A East Intersection	
Maximum Service Volume[1]	43,000	3,870
Existing Traffic[1]	22,000	1,980
Reserved Trips[1]	0	0
Available Capacity	21,000	1,890
Projected Trip Generation[2]	81	8
Available Capacity w/ Application approval	**20,919**	**1,882**

1. *Source: City of Alachua December 2023 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is as follows:*
    a. *Segment 3: 100%*

Conclusion: Affected roadway segments include segment 3. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,390,883
Reserved Capacity[1]	406,441
Residual Capacity[1]	502,726
Percentage of Permitted Design Capacity Utilized[1]	78.14%
Projected Potable Water Demand from Proposed Project[2]	264
Residual Capacity after Proposed Project	**502,462**

1. *Source: City of Alachua December 2023 Development Monitoring Report*
2. *Formulas used: (1 gallon per unit up to 200 units [200] + 1 gallon for each 2 units over 200 [128/2])*
    a. *Source: 62-6.008 Florida Administrative Code (FAC)*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: 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]	719,250
Reserved Capacity[1]	379,660
Residual Capacity[1]	401,090
Percentage of Permitted Design Capacity Utilized[1]	73.26%
Projected Sanitary Sewer Demand from Proposed Project[2]	0
Residual Capacity after Proposed Project	**401,090**

1. *Source: City of Alachua December 2023 Development Monitoring Report*
2. *Formulas used: (1 gallon per unit up to 200 units [200] + 1 gallon for each 2 units over 200 [128/2])*
    a. *Source : 62-6.008 Florida Administrative Code (FAC)*

Conclusion: There is residual capacity with this application's approval & the site will utilize septic. Therefore, the proposed development will not cause sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[1]	47,870.93	8,736.44
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**122.64**

1. *Source: City of Alachua December 2023 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 56,000 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Braxton Linton III, Project Planner
Date:	~~February 8th, 2023~~ Resubmittal April 4th , 2024
RE:	Squirrel Storage of Alachua – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for Squirrel Storage of Alachua. The proposed use is a ±56,000-square-foot self-storage facility. The site is ±9.67 acres and includes Alachua County Tax Parcel 05930-001-000. The development area is located south of NW 109th Lane, west of US HWY 441. The site's Future Land Use (FLU) category is Industrial. The Zoning District classification is Industrial General (IG).

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 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The proposed use, a self-storage facility, is considered an industrial service use, which is consistent with the Industrial FLU category. This application is for the development of a self-storage facility. Development will be consistent with standards set forth by the Industrial FLU category and IG Zoning District.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category 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;

For vehicular site access, the application proposes one full ingress/egress point off of US HWY 441 leading to NW 109th Lane on the site's northern boundary. Cross access to Thompson's Sod is located at the northeastern portion of the site.

2. Buffering from adjacent existing/potential uses;

Per City of Alachua LDR Table 6.2-2, a 7.5-foot-wide Type 'C' Buffer is required on the northern boundary abutting Thompson's Sod. A 15-foot-wide Type 'C' Buffer is required on the southern and eastern boundary abutting residential uses. A 15-foot-wide Type 'D' Buffer is required on the western boundary abutting single-family dwellings.

Per City of Alachua LDR Sec. 6.2.2(D)(2)(b), parking areas must be buffered around their exterior at a minimum of 5 feet in width and an average of 7 feet in width.

As depicted in the application, the submitted site plan adheres to all required buffers.

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The applicant will adhere to this standard as required and provide 40% of the site to open space which does not include the right of way easement or wetlands on-site.

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

The proposed development drains to an existing and permitted master Stormwater Management Facility (SMF) southeastern portion of the project site. Detailed grading and drainage along with SMF plans have been submitted with this application to show adequate drainage of previous surface areas. SMF area does not include wetland area. A 75-foot average wetland buffer is provided on the eastern portion of the site.

5. Placement of signage.

As shown on the development plans, all proposed signage is consistent with the policies stated in Section 6.5 of Article 6 of 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.

All proposed lighting presented in the photometric plan will adhere to the policies stated in Section 6.4 of Article 6 of 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 proposed area is designed for safe on-site circulation with minimal vehicle and pedestrian conflicts. The vehicle circulation is designed around the individual storage units meaning points of conflict between car and pedestrian are minimal. There are no onsite employees. The site will not be receiving deliveries.

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

Future Land Use Element (FLUE) Policy 2.4.a states that the minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The applicant will adhere to this standard as required demonstrated in the development plans.

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

There are wetlands on the eastern portion of the site. There is a 75 ft. wetland buffer in place that the site plan adheres to. To the west of the wetland buffer are stormwater management facilities. The wetland and wetland buffer will not constrain site development. There is also a wetland in the northwest portion of the site. This is a poor-quality wetland and will be filled.

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

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to 0 .50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The project site is ±421,225.2 square feet, or ±9.67 acres. The proposed building is a ±56,000 sq. ft. structure. This yields an approximate Floor Area Ratio (FAR) of 0.13. The proposed development onsite will not exceed the permitted 0.50 FAR.

<u>Transportation Element</u>

Objective 1.1: Level of Service

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

The proposed storage facility will not result in a degradation of transportation Level of Service (LOS) standards, as is demonstrated in the complementary Concurrency Impact Analysis memorandum submitted as part of this application.

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

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 is composed of three soil types.

1. **Pomona Sand, 0 to 2 percent slopes (hydro group: A/D)**
2. **Wauchula Sand, (hydro group: C/D)**
3. **Surrency Sand, (hydro group: A/D)**

According to the NRCS soil database, this soil type is conducive to the proposed development, which is also demonstrated on adjacent sites with similar uses and soil types.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

Best management practices will be implemented during the land clearing & the removal of invasive species for development. Landscape plans included with this submittal will demonstrate the minimization of native & non-invasive trees, and vegetation.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
   Wetland is less than .25 acres in size.
b. Determined to be of poor quality by a certified environmental specialist; and,
   Proposed impacts include a single isolated wetland that is 0.05 acres in size on the northwest portion of the project site. Alternate designs to avoidance or minimize impacts to this wetland were not considered practicable because of the low functional resource value; the significant design modifications that would be required; and resulting diminished economic value that may result from attempting to incorporate these features.

   The alignment of the entrance road is proposed to utilize NW 109th Lane. It allows for a preferred traffic routing plan for public safety and proposed project uses. Alternative alignments utilizing US 441 do not permit the same efficiency or safety in traffic design and are less economically feasible for the proposed project design.

   The wetland proposed for impacts under this application is a regionally isolated system that lacks connection to ecologically significant off-site wetland areas. Furthermore, the wetland proposed for impact does not constitute nursery habitat or contribute to water quality enhancement for fish, wildlife, and listed species. The wetland and its floral and faunal components are not unique in relation to the surrounding regional landscape. There is no conservation land in proximity to the Project site, which may provide the opportunity to create large, contiguous tracts of preserve land.

   The remaining 0.93 acres of wetland associated with the Channelized creek running through the east side of the project will be preserved. The storm water management facilities included in the site plan should replace the minimal function this isolated wetland was providing.

   Certified Environmental Specialist include Brett Bartek who is an Ecological Consultant at CHW & Andy Woodruff, a senior Ecologist and Certified Professional Wetland Scientist serving as CHW Vice President of Ecological Services.

c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
Every reasonable step has been taken to minimize impact to wetland.

d. The applicant has provided appropriate on-site or off-site mitigation for impact to wetland.
Wetland will be filled and is not big enough for mitigation.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±56,000 sq. ft. of nonresidential use. Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Sanitary Sewer facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this residual capacity.

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Per continued coordination with the city, a septic tank is proposed. This is indicated on the utility plans.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

The proposed development will allow a net increase of ±56,000 sq. ft. of nonresidential use. Per the current City of Alachua Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility. As is demonstrated in the Concurrency Impact

Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this build-out capacity.

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

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

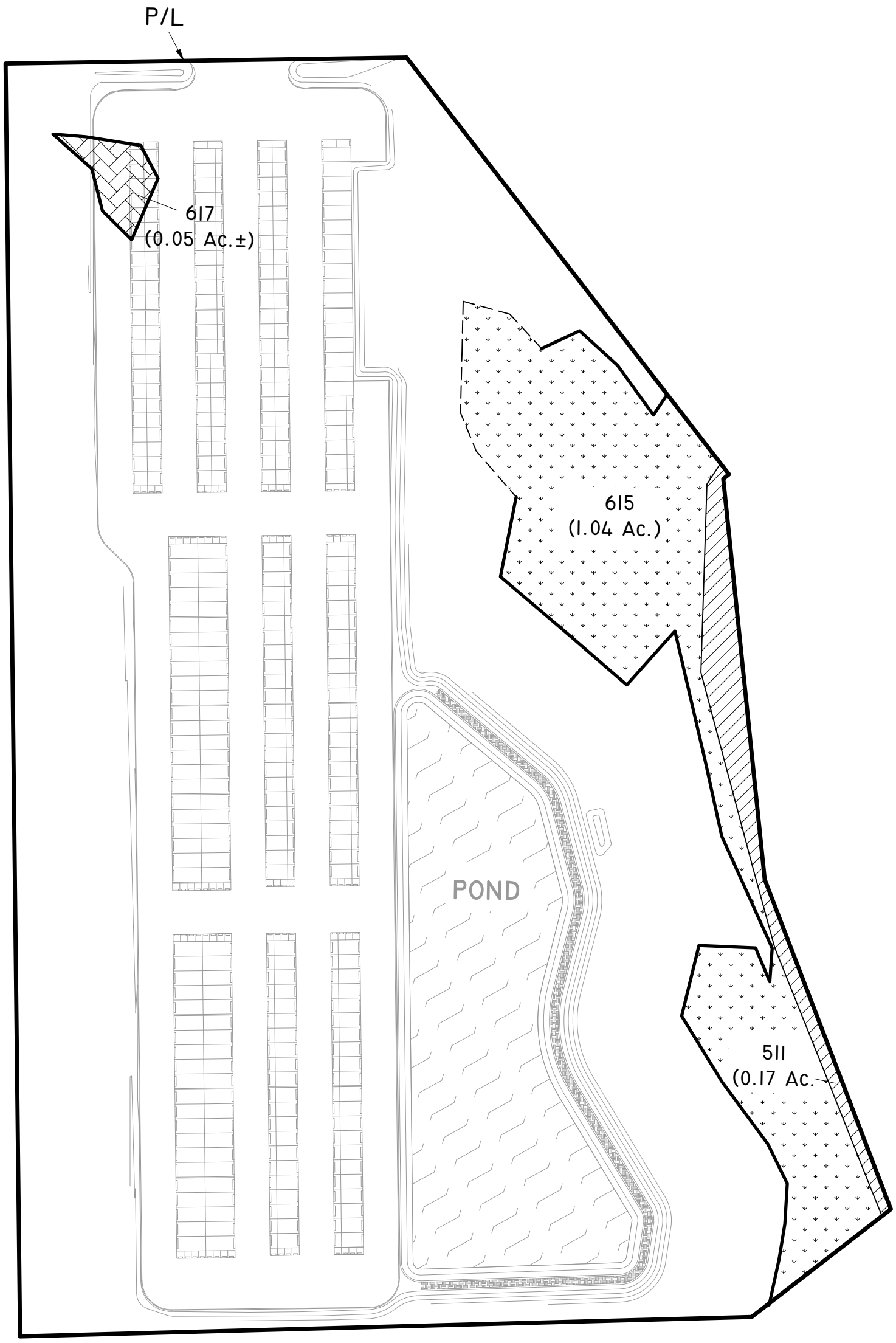
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

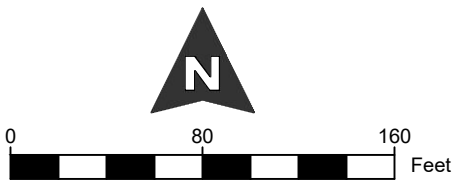
A water main is located along the east side of the property close to US HWY 441. A water main extension is proposed and shown on plans.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±56,000 sq. ft. of nonresidential use. Per the current City of Alachua Development Monitoring Report, there is residual capacity for existing Potable Water facilities. As is demonstrated in the Concurrency Impact Analysis submitted as part of this application, facility demands by the proposed nonresidential use will not exceed this residual capacity.





FLUCFCS Code	Wetland Fill	Wetland Not Impacted	"Waters" Not Impacted	Total
511	~	~	0.17 Ac.±	0.17 Ac.±
615	~	1.04 Ac.±	~	1.04 Ac.±
617	0.05 Ac.±	~	~	0.05 Ac.±
	0.05 Ac.±	**1.04 Ac.±**	**0.17 Ac.±**	**1.26 Ac.±**

LEGEND:

- SRWMD WETLANDS FILL (0.05 Ac.)
- SRWMD WETLANDS NOT IMPACTED (1.04 Ac.)
- OTHER SURFACE WATERS NOT IMPACTED (0.17 Ac.)
- SURVEYED WETLAND LINE
- GPS LOCATED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER CHW SURVEY PERFORMED IN 2023.

A PORTION OF THE WETLAND LINE WAS GPS LOCATED.

SITE PLAN PER CHW DRAWING No. 22-0316 BASE.DWG DATED JUNE 28, 2023.

WETLAND LINES HAVE BEEN APPROVED BY THE SRWMD.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida
32615
(352) 331-1976
www.chw-inc.com
EST. 1988 FLORIDA
CA-5075

Wetland Impact Map
Rizzzo Self Storage

DRAWN BY: D.B.
DRAWING DATE: 6/28/23
REVISED: 9/7/23
EXHIBIT NUMBER:

Tech: donb Plot Date: Sep 11,2023 2:14pm Filename: N:\2022\22-0316\Admin & Information\07_Maps\GIS\APRXs\Squirrel Storage\SRWMD ERP\Wetland Impact Map 230907.dwg

95.00
140.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3480196 12 PG(S)
March 24, 2023 2:42:01 PM
Book 5078 Page 1972
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida
Doc Stamp-Deed: $140.00

This Instrument Prepared
and should be returned to:
LAW OFFICES OF DAVID S. COHEN, LC
David S. Cohen, Esquire
5728 Major Boulevard, Suite 550
Orlando, Florida 32819

EASEMENT AGREEMENT

March THIS EASEMENT AGREEMENT (the "AGREEMENT") is made this 6th day of ~~January~~, 2023, by Brighton Beach Holdings, LLC (hereinafter "Grantor"), whose mailing address is 2021 NW 5th Avenue, Gainesville, FL 32603, Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, (hereinafter "Rizzzo Grantee"), whose mailing address is 1055 Commons Parkway West, Macedon, NY 14502 and C. L. Johnson, as Trustee whose mailing address is PO Box 357426, Gainesville, FL 32653, (hereinafter " Johnson Grantee"). Rizzzo Grantee and Johnson Grantee may be collectively referred to as Grantees.

WHEREAS, Grantor owns certain parcel of real property located in Alachua County, Florida more particularly described on Exhibit "A" attached hereto and incorporated herein and hereinafter referred to as the "Grantor's Property"; and

WHEREAS, C. L. Johnson, as Trustee is the owner of that certain parcel of real property located in Alachua County, Florida, immediately adjacent to Grantor's Property, which property is more particularly described on Exhibit "B" attached hereto and incorporated herein and hereinafter referred to as the "Johnson Grantee's Property"; and

WHEREAS, Rizzzo Self Storage of Alachua, LLC has a contract with C. L. Johnson, as Trustee, to purchase a portion of the property described in Exhibit "B", which portion is described on Exhibit "C" attached hereto and incorporated herein

WHEREAS, Grantor is willing to grant to Grantees an easement across that portion of the Grantor's property described on Exhibit "D" for utilities and ingress and egress as set forth herein;

NOW THEREFORE, for and in exchange of good and valuable considerations, the receipt, adequacy and sufficiency of which being hereby acknowledged, Grantor and Grantees hereby agree and state as follows:

1. **Recitals.**

The foregoing recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

2. **Grant of Easement.**

Grantor hereby grants to Grantees, a non-exclusive, perpetual easement upon, under across and through the Easement Area as described on Exhibit C attached hereto to allow for pedestrian and vehicular ingress and egress, passage and delivery to the Grantees' Property and to allow for the construction, maintenance, operation, replacement and repair of utility lines, water lines, sewer lines, telephone lines, and any other conduits, pipes, wires or service required by the owner of Grantees' Property to obtain service to its property, together with the right to enter upon any portion of the Grantor's Property reasonably necessary to provide Grantee access in and to the Easement Area ("the Easement"). If Rizzzo Self Storage of Alachua, LLC does not purchase the property described on Exhibit "C", it shall have no rights or obligation pursuant to this Easement Agreement, however this easement remains in full force and effect for C. L. Johnson, as Trustee, his successors and assigns, for the property described on Exhibit "B", and C.L. Johnson as Trustee shall bear the entire cost of the easement, with no encumbrances required of Rizzzo Self Storage of Alachua, LLC.

3. **Maintenance and Construction Within Easement.**

The cost of routine maintenance and repair of facilities in the Easement Areas shall be borne the Grantees in equal shares. Notwithstanding the same, each Party shall be responsible for any cost or expense associated with any damage it or its agents or assigns may cause to property or improvement of the other Party. Should Rizzzo Self Storage of Alachua, LLC not purchase the property described on Exhibit "C", the Rizzzo Grantee shall have no obligation pursuant to this Agreement.

4. **Easement to Run With the Land.**

The easement granted hereby and the covenants contained herein shall be easements, and covenants running with the land inuring to the benefit of, binding upon, and enforceable by the parties hereto and their respective heirs, successors in interest, and assigns, including, but without limitation, all subsequent owners of the Property or portions thereof, and all persons claiming under them.

5. **Non-Exclusive Easement.**

The easement granted herein is non-exclusive, and the parties hereto agree that all subsequent owners of the Property may utilize the easement and easement facilities for the purposes set forth herein.

6. **Duration of Easement.**

The Easement granted hereby shall remain in full force and effect perpetually or until canceled, altered, or amended in writing by all the owners of the Grantor and Grantees Properties.

7. **Enforcement of Rights.**

In the event that any party fails to discharge its obligations hereunder, the other party shall have the right to enforce those obligations by an action in law or equity (including a suit for specific

performance) without thereby waiving the right to also recover in an action for damages any sums expended by either party at its discretion in performing such obligations. All rights and remedies of the parties are cumulative. In the event that any party institutes a legal proceeding against the other party to enforce obligations arising hereunder, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' and paralegal fees, and costs (including but not limited to those incurred pre-trial, at trial, on appeal, or during post-judgment proceedings).

8. **Indemnification.**

The parties shall each indemnify and hold harmless the other and their successors or assigns against and from any and all claims, expenses, damages and liabilities of any kind or nature whatsoever (including but not limited to reasonable attorneys' and paralegals' fees and costs) asserted against or incurred by the protected party or its successors or assigns in connection with exercise of any rights or privileges granted hereunder (including but not limited to use of the Easement Area) or the failure by the other party to fully perform all of its obligations hereunder.

9. **Public Not a Beneficiary.**

Nothing in this Agreement shall be construed to dedicate any property or any interest or estate therein to or for public purposes nor shall any provision hereunder be construed to create any right in or for the benefit of the general public. The easements, rights, and privileges granted by this section shall be for the benefit of, and be restricted solely to, the owner or owners from time to time of all or any portion of the Property, but such owners may grant the benefit of such easements, rights, and privileges to their tenants or affiliates, now or hereafter occupying a building or portions thereof on such Lots for the period of such tenancy, and to the customers, employees, and business invitees of such owner or owners and tenants, franchisees, or affiliates, but the same is not intended, and shall not be construed, to create any rights in and for the benefit of the general public.

10. **Governing Law and Venue.**

The laws of the State of Florida shall govern this Agreement. Any legal action instituted hereunder shall be brought in Alachua County, Florida.

11. **Waiver of Jury Trial.**

Grantor and Grantees hereby waive a trial by jury of all issues arising in any action or proceeding relating to this Agreement.

12. **Waiver.**

The right of either party to require strict performance by the other shall not be affected by any previous waiver, forbearance, or course of dealing.

13. **Interpretation.**

The parties acknowledge and agree that this Agreement is the product of mutual efforts by the parties and their respective agents and attorneys. This Agreement shall be interpreted neither more favorably in favor of one party nor less favorably in favor of another party.

14. **Modification.**

No change or modification of this Agreement shall be valid unless it is in writing and signed by all parties who are bound by the terms of this Agreement.

15. **Severability.**

If any provision of this Agreement is held invalid, unenforceable, or void by a court of competent jurisdiction, this Agreement shall be considered divisible as to such provision, and the remainder of this Agreement shall be valid and binding as though such provision were not included in this Agreement.

16. **Entire Agreement.**

This Easement Agreement constitutes the entire understanding of the Parties with respect to the matters contained herein and supercedes all prior discussions, negotiations and understandings, whether oral or written, with respect to its subject matter.

17. **Execution in Counter-Parts.**

This Easement Agreement may be executed in any number of Counter-Parts.

18. **Captions, Number and Gender.**

The captions and headings are for convenience only and are not intended to be used in construing a provision of this Agreement. The singular and plural shall each include the other where appropriate. Words of any gender shall include other genders when the context so permits.

THIS EASEMENT AGREEMENT is entered into as of the date first stated above.

Witness Signature

LaToya Cumine

Printed Name

Brighton Beach Holdings, LLC , a Florida limited liability company

Larry F Paulson

By: Larry F Paulson as its Manager

Witness Signature

Melissa Amaral
Printed Name

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Larry F. Paulson, Manager of Brighton Beach Holdings, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: Florida Driver License
Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)

Notary Public

GERARDO HERRERA MEDINA
NOTARY
MY COMMISSION EXPIRES 9/1/2026
PUBLIC
RANDOLPH COUNTY, N.C.

Witness Signature

Aaron Frank
Printed Name

Witness Signature

Mark B Wollschlegel
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

By: KEVIN F. MARTIN as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kevin Martin Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this 6th day of ~~January~~ March, 2023.

(NOTARY SEAL)
KRISTINE GREEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR6275419
Qualified in Wayne County
My Commission Expires 01-28-2025

Notary Public

Witness Signature

Printed Name

Witness Signature

Printed Name

C. L. Johnson as Trustee

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company

_____
By: _____as its Manager

STATE OF NEW YORK)
COUNTY OF WAYNE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, Manager of Rizzzo Self Storage of Alachua, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____ . Witness my hand and official seal in the County and State last aforesaid this ____day of January, 2023.

(NOTARY SEAL)

_____
Notary Public

Elizabeth Flitcraft
Witness Signature

Elizabeth Flitcraft
Printed Name

Samantha Nielsen
Witness Signature

Samantha Nielsen
Printed Name

C. L. Johnson as Trustee
C. L. Johnson as Trustee

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared C. L. Johnson, as Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me, by means of physical presence, that he executed the same, and an oath was not taken. He is personally known to me or has provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 7th day of March, 2023.

(NOTARY SEAL)

Samantha Nielsen
Notary Public

SAMANTHA NIELSEN
MY COMMISSION EXPIRES SEP 06, 2026
#HH308948
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A
Grantor's Property

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, AND RUN THENCE NORTH 88 DEGREES, 39 MINUTES, 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01 DEGREES, 12 MINUTES, 44 SECONDS EAST, 675.46 FEET; THENCE NORTH 88 DEGREES, 28 MINUTES, 31 SECONDS EAST, 333.74 FEET; THENCE SOUTH 01 DEGREES, 13 MINUTES, 14 SECONDS EAST, 674.45 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 27; THENCE NORTH 88 DEGREES, 16 MINUTES, 00 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.35 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ; THENCE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY, 334.83 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG SAID SOUTH BOUNDARY OF SECTION 27, A DISTANCE OF 1298.71 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US 441 (200 FOOT RIGHT OF WAY), THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE SOUTH 88 DEGREES, 04 MINUTES, 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4766, PAGE 1852, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 585.13 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE NORTH 17 DEGREES, 24 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 562.54 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED, SAID POINT ALSO LYING ON THE AFORMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF US 441, THENCE NORTH 38 DEGREES, 50 MINUTES, 43 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF THE AFORMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 40 DEGREES, 10 MINUTES, 58 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 1057.57 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

C. L. Johnson, as Trustee's Property

A tract of land lying in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, as described in those certain deeds recorded in Official Record Book 1300, pages 147 and 149 of the Public Records of Alachua County, Florida

EXHIBIT C
Rizzo/Grantee's Property

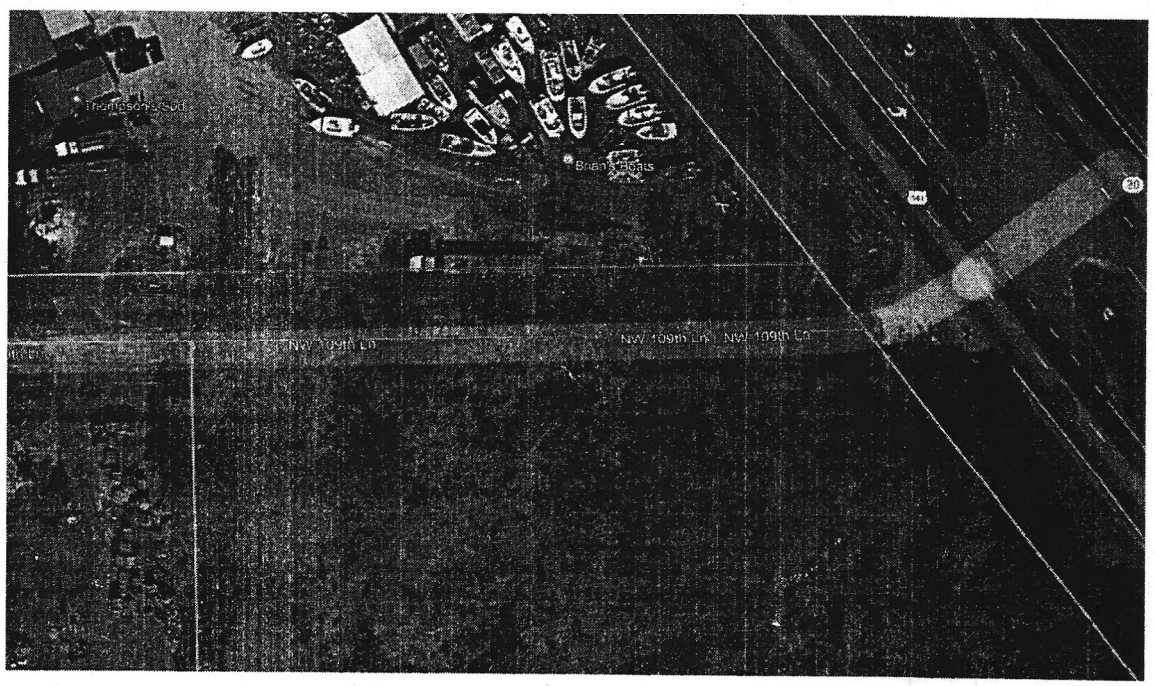
A tract of land lying in Government Lot 2 of Section 34, Township 8 South, Range 19 East, Alachua, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 2 of Section 34, said point being the POINT OF BEGINNING; thence N 88 degrees 06 minutes 14 seconds, E a distance of 275.13 feet to the Westerly Right-of-Way line of US Highway No. 441; thence S 38 degrees 48 minutes 35 seconds E, along said R/W, a distance of 361.19 feet to the Northerly corner of Staghorn subdivision as per plat recorded in Plat Book "J", page 94 of the public records of Alachua County, Florida; thence S 51 degrees 12 minutes 04 seconds W along the boundary of said subdivision, a distance of 5.00 feet; thence S 6 degrees 58 minutes 39 seconds E along said boundary line, a distance of 276.10 feet; thence S 22 degrees 01 minutes 14 seconds E along said boundary line, a distance of 242.00 feet, more or less to the Northwesterly corner of Lot 1 of said subdivision; thence run S 51 degrees 11 minutes 25 seconds W, a distance of 120.68 feet; thence S 87 degrees 25 minutes 47 seconds W a distance of 502.19 feet to the East line of Lot 1 of "Bahia Country" an unrecorded subdivision; thence N 1 degree 42 minutes 31 seconds W along the East boundary of said subdivision and a northerly extension thereof, a distance of 872.42 feet to the Northwest corner of Government Lot 2 and the POINT OF BEGINNING; said described tract containing 9.600 acres, more or less.

EXHIBIT D
Easement Area

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 08, RANGE 19, ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SAID POINT HEREON REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE RUN N.01°42'31"W., ALONG A NORTHERLY PROJECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 1073 OF SAID PUBLIC RECORDS; THENCE RUN N.88°04'40"E., ALONG SAID SOUTH LINE, A DISTANCE OF 252.52 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT ALONG LYING ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441, THENCE RUN S.38°50'43"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.49 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1300, PAGE 149; THENCE RUN S.88°04'40"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 275.15 FEET TO THE TRUE POINT OF BEGINNING.



with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

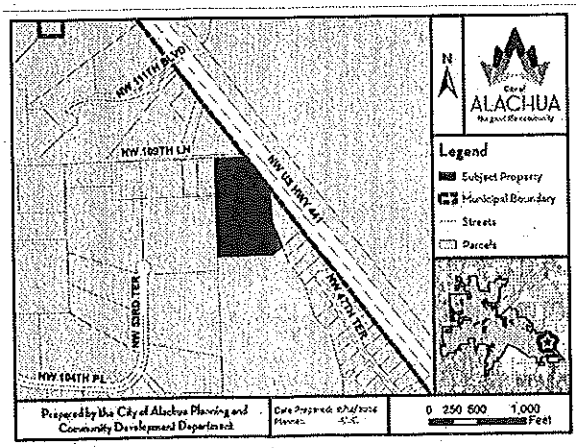
(Published: Alachua County Today - January 02, 2025)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 14, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by CHW, LLC (applicant and agent) on behalf of Rizzzo Self Storage of Alachua LLC (property owner) for a site plan proposing the construction of 11 buildings for self-storage and associated site improvements on a ± 9.60-acre subject property generally located at the southwest corner of NW 109th Lane and US Highway 441. Tax parcel: 05930-001-000. Future land use: Industrial. Zoning: Industrial General (IG).



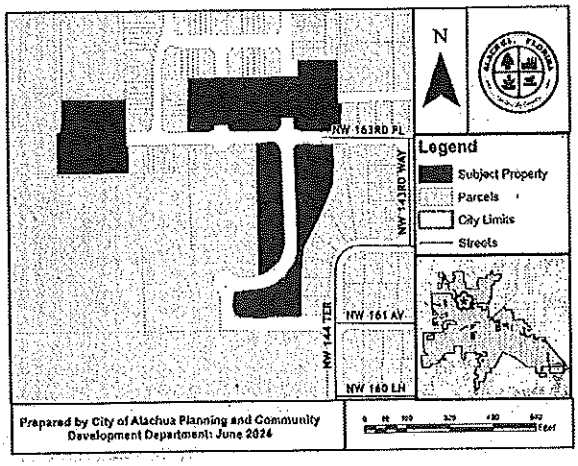
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - January 02, 2025)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on January 13, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



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

(Published: Alachua County Today - January 02, 2025)

ADVERTISE IN ALACHUA COUNTY TODAY

City of ALACHUA
the good life community

MAILED
DEC 26 2024
CARSON

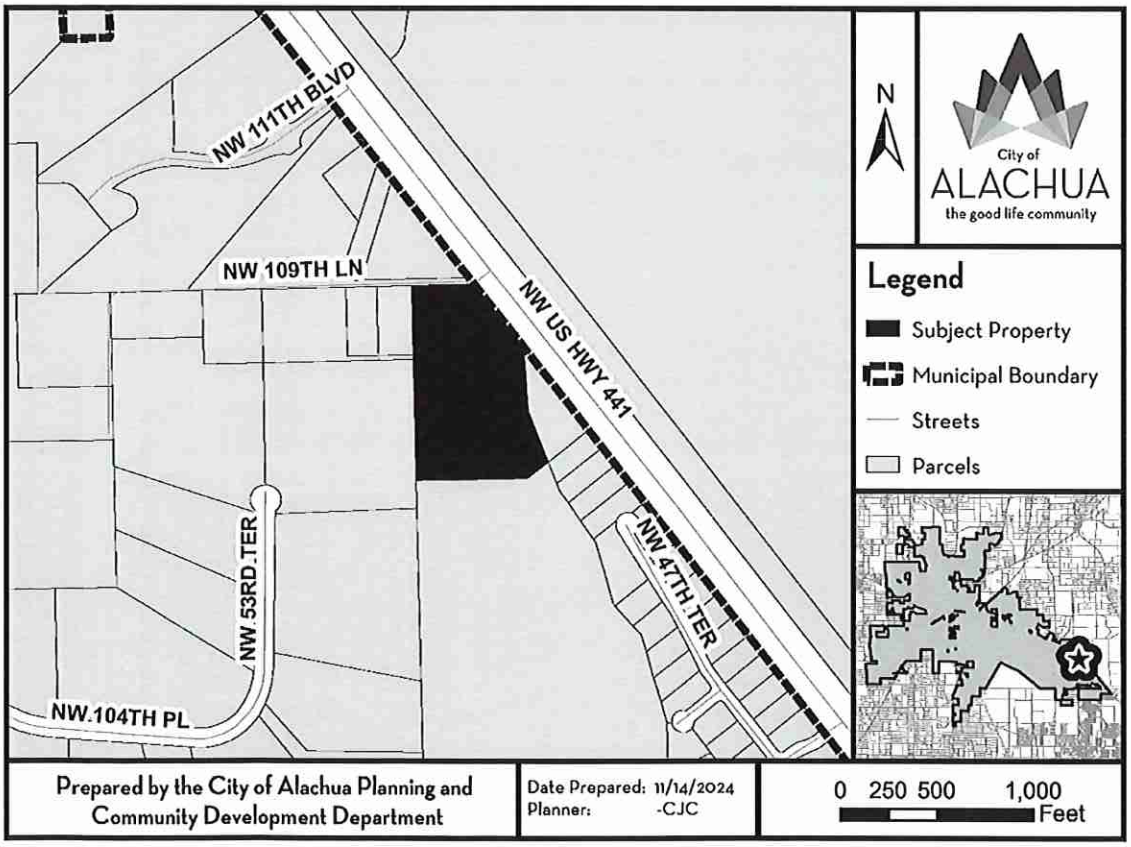
MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 14, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by CHW, LLC (applicant and agent) on behalf of Rizzzo Self Storage of Alachua LLC (property owner) for a site plan proposing the construction of 11 buildings for self-storage and associated site improvements on a ± 9.60-acre subject property generally located at the southwest corner of NW 109th Lane and US Highway 441. Tax parcel: 05930-001-000. Future land use: Industrial. Zoning: Industrial General (IG)



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

AVERY 5960 Easy Peel Address Labels Go to avery.com/templates

ABEL & MASSIMILLO
10505 NW 47TH TER
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BALUKAS & FERGUSON H/W
10719 NW 53RD TER
GAINESVILLE, FL 32653

MAILED
DEC 26 2024

BARBARETTE & BORG H/W
10110 NW 51ST TER
GAINESVILLE, FL 32653

BASAGOITIA JULIA A
4803 NW 105TH LN
GAINESVILLE, FL 32653

BERKOVICH ALEXANDER & LARISSA
10514 NW 47TH TER
GAINESVILLE, FL 32653

BRYANT & RODENWOLDT
10702 NW 47TH TER
GAINESVILLE, FL 32653

BUSCH THOMAS E
10603 NW 47TH TER
GAINESVILLE, FL 32653

CATO WILLARD L
4701 NW 104TH LN
GAINESVILLE, FL 32653

CORTES & CRUZ W/H
10501 NW 47TH TER
GAINESVILLE, FL 32653

DAUGHERTY VIRGINIA B
2190 HICKORY LN
ORANGE PARK, FL 32073

DAVIS MICHAEL R & THERESA L
4802 NW 105TH LN
GAINESVILLE, FL 32653

DE HERNANDEZ LIFE ESTATE & WHITEI
10521 NW 47TH TER
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

DYSZCZAKOWSKI AMY DAWN
10411 NW 47TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

GALLO PATRICIA A
10607 NW 53RD TER
GAINESVILLE, FL 32653

GARLAND RONALD & BONNIE
4707 NW 104TH LN
GAINESVILLE, FL 32653

GLISSON VINCENT EDWARD & JOAN M
10427 NW 47TH TER
GAINESVILLE, FL 32653

GUARINO C J & GLENDA
5413 NW 104TH PL
GAINESVILLE, FL 32653

HAMILTON JOAN M TRUSTEE
10213 NW 51ST TER
GAINESVILLE, FL 32653

HARRISON ROBERT L TRUSTEE
10410 NW 47TH TER
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

JONES & JONES & JONES
5326 NW 102ND PL
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

KELLEY PHYLLIS G
5320 NW 102ND PL
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

LAWSON MARJORIE LIFE ESTATE
5016 NW 102ND PL
GAINESVILLE, FL 32653

Pat avery.com/patents Étiquettes d'adresse Easy Peel Allez à avery.ca/gabarits

LEWKOW ANDREW & TERESA
10212 NW 51ST TER
GAINESVILLE, FL 32653

LOPEZ & LOPEZ TRUSTEES
10617 NW 47TH TER
GAINESVILLE, FL 32653

MACKINTOSH JAMI SUE
10501 NW 53RD TER
GAINESVILLE, FL 32653

MAILED
DEC 26 2024

MASSIMILLO LOUIS D & TRACY E
10505 NW 47TH TER
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY JOHN M TRUSTEE
4712 NW 104TH LN
GAINESVILLE, FL 32653

PELHAM KATHLEEN B TRUSTEE
10526 NW 47TH TER
GAINESVILLE, FL 32653

PHILLIPS BRENDA G
10409 NW 47TH TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RIVERA ARMANDO M & TIFFANY L
5102 NW 102ND PL
GAINESVILLE, FL 32653

ROACH KIMBERLY REY
10502 NW 47TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

SALVADOR EMMANUEL & CRUSTINA
4727 NW 105TH LN
GAINESVILLE, FL 32653

SMITH KIMBERLY K
5216 NW 102ND PL
GAINESVILLE, FL 32653

STAGHORN HOMEOWNERS, ASSOCIAT
% C L JOHNSON TRUSTEE
4421 NW 39TH AVE
GAINESVILLE, FL 32605

STINSON NANCY O
10616 NW 47TH TER
GAINESVILLE, FL 32653

STUCKY BRIAN J & ERIN D
10604 NW 47TH TER
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

WELLS MAX & RENAY
4706 NW 104TH LN
GAINESVILLE, FL 32653

WILLIAMS ERIC J & SHARON D
10402 NW 47TH TER
GAINESVILLE, FL 32653

AVERY 5960

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160®

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

MAILED
DEC 26 2024

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

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

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

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

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

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

Pat avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160®

AVERY 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

MAILED
DEC 26 2024

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville, FL 32601

LC

AFFIDAVIT FOR POSTED LAND USE SIGN

I, April Dotson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 12/17/24 FOR THE Rizzzo Self Storage Site Plan Application
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four
(Number of signs)

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION

PN 22-0316

To:	Neighbors of US HWY 441 and NW 109th Lane
From:	Romy Garraud, Project Planner
Date:	Monday, January 20th, 2025
RE:	Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a site plan application for a ±56,000-sqaure-foot self-storage facility on Alachua County tax parcel 05930-001-001. The site plan application will include associated infrastructure, and stormwater management facilities.

The subject property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located west of US HWY 441 and south of NW 109th Lane.

Meeting Details

Date:	Monday, February 3rd, 2025
Time:	6:00 p.m.
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Mitchell Mason, PE 11801 Research Drive Alachua, FL 32615 (386) 518-5126 Mitchell.Mason@NV5.com

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

If you are unable to attend the meeting, please contact NV5 using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the number above.

N:\2022\22-0316\Admin & Information\06_NHWS\Ad and Mailing\MAIL Hill's Rizzzo Self Storage 250115.docx

Mailing Labels

ABEL & MASSIMILLO
10505 NW 47TH TER
GAINESVILLE, FL 32653

ALACHUA CROSSINGS ASSOCIATION I
2404 NW 93RD ST
GAINESVILLE, FL 32606

ALACHUA CROSSINGS LLC
2404 NW 93RD ST
GAINESVILLE, FL 32606

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BALUKAS & FERGUSON H/W
10719 NW 53RD TER
GAINESVILLE, FL 32653

BARBARETTE & BORG H/W
10110 NW 51ST TER
GAINESVILLE, FL 32653

BASAGOITIA JULIA A
4803 NW 105TH LN
GAINESVILLE, FL 32653

BERKOVICH ALEXANDER & LARISSA
10514 NW 47TH TER
GAINESVILLE, FL 32653

BERRY PAUL T
14476 SW 159TH AVE
ARCHER, FL 32618

BLITCH W ROYCE & MILDRED E
14505 SW 154TH ST
ARCHER, FL 32618

BRIGHTON BEACH CAR WASH LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

BRIGHTON BEACH HOLDINGS LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

BROWN & BROWN & JEFFERSON HEIR
PO BOX 220
ARCHER, FL 32618

BROWN INGA F
PO BOX 140794
GAINESVILLE, FL 32614

BRYANT & RODENWOLDT
10702 NW 47TH TER
GAINESVILLE, FL 32653

BULLARD CONSTRUCTION AND INVES
25572 NW 174TH PL
HIGH SPRINGS, FL 32643

BURKE MICHAEL L & SANDRA J
107 4TH AVE
TWIN CITY, GA 30471

BUSCH THOMAS E
10603 NW 47TH TER
GAINESVILLE, FL 32653

BUSSARD MANAGEMENT LLC
104000 NW 200 ST RD
MICANOPY, FL 32667

BYRD JR GRAHAM B
13427 SW 171ST ST
ARCHER, FL 32618

CAMPBELL CARLOS SR & ETHEL DOU
4619 NW 104TH LN
GAINESVILLE, FL 32653

CAMPILLO AMY D LIFE ESTATE
10411 NW 47TH TER
GAINESVILLE, FL 32653

CARTER & DAN H/W
5125 SW 95TH TER
GAINESVILLE, FL 32608

CATO WILLARD L
4701 NW 104TH LN
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

CORTES & CRUZ W/H
10501 NW 47TH TER
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

CURTIS JAMAR DEWAYNE
5111 NW 109TH LN
GAINESVILLE, FL 32653

DAVIS MICHAEL R & THERESA L
4802 NW 105TH LN
GAINESVILLE, FL 32653

DE HERNANDEZ & WHITEHEAD LIFE ES
10521 NW 47TH TER
GAINESVILLE, FL 32653

DEERHAVEN LLC
504 SE WILLISTON RD
GAINESVILLE, FL 32641

DICKINSON DANIEL S IV & THERESA A
10720 NW 53RD TER
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

DURDEN GEARRY & SANDRA
PO BOX 406
ARCHER, FL 32618

EGGERKING LINDA D LIFE ESTATE
4713 NW 104TH LN
GAINESVILLE, FL 32653

GALLO PATRICIA A
10607 NW 53RD TER
GAINESVILLE, FL 32653

GARLAND RONALD & BONNIE
4707 NW 104TH LN
GAINESVILLE, FL 32653

GATORLAND KUBOTA EQUIPMENT COI
4502 NW 13TH ST
GAINESVILLE, FL 32609

GLISSON VINCENT E& JOAN M
10427 NW 47TH TER
GAINESVILLE, FL 32653

GREEN, BEULAH HEIRS
C/O BRENDA DIANE PERRY
445 WARREN DR #1
SAN FRANCISCO, CA 94131

GREEN, SHELIA D
PO BOX 1443
HAWTHORNE, FL 32640

GRIFFIS LUMBER LLC
4190 NW 93RD AVE
GAINESVILLE, FL 32653

GUARINO C J & GLENDA
5413 NW 104TH PL
GAINESVILLE, FL 32653

HAMILTON JOAN M TRUSTEE
10213 NW 51ST TER
GAINESVILLE, FL 32653

HARRISON ROBERT L TRUSTEE
10410 NW 47TH TER
GAINESVILLE, FL 32653

HILLIARD MARCIEA L
14409 SW 170TH ST
ARCHER, FL 32618

HLT ALACHUA LLC
25755 NW 130TH AVE
HIGH SPRINGS, FL 32643

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

JONES & JONES & JONES
5326 NW 102ND PL
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

KELLEY PHYLLIS G
5320 NW 102ND PL
GAINESVILLE, FL 32653

KENNEDY GLORIA MCKIBBIN
10608 NW 53RD TER
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

KYLER HEIRS & LEWIS
13614 SW 171ST PL
ARCHER, FL 32618

KYLER SARAH
13614 SW 171ST PL
ARCHER, FL 32618

LAWSON MARJORIE LIFE ESTATE
5016 NW 102ND PL
GAINESVILLE, FL 32653

LEWKOW ANDREW & TERESA
10212 NW 51ST TER
GAINESVILLE, FL 32653

LOPEZ & LOPEZ TRUSTEES
21623 NW CR 235A
ALACHUA, FL 32615

LOPEZ ERNESTO M
14618 SW 154TH ST
ARCHER, FL 32618

LV PROPERTY HOLDINGS LLC
3135 NW 51ST PL
GAINESVILLE, FL 32605

MACKINTOSH JAMI SUE
10501 NW 53RD TER
GAINESVILLE, FL 32653

MASSIMILLO LOUIS D & TRACY E
10505 NW 47TH TER
GAINESVILLE, FL 32653

MATILSKY & MATILSKY CO-TRUSTEES
C/O CORONET FABRIC MILLS
9414 US HIGHWAY 441
GAINESVILLE, FL 32653

MCCLEERY ALICE LEONA
5200 NW 43RD ST STE 103
GAINESVILLE, FL 32606

MCKINNEY INVESTMENTS LTD
9417 NW 43RD ST
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MOORE TERRY R
PO BOX 1
ARCHER, FL 32618

NORTH CENTRAL FLORIDA INVESTMEN
9420 NW 13TH ST
GAINESVILLE, FL 32653

PEANUT STAND INVESTMENTS LLC
3535 N MAIN ST
GAINESVILLE, FL 32609

PELHAM KATHLEEN B TRUSTEE
10526 NW 47TH TER
GAINESVILLE, FL 32653

PHILLIPS BRENDA G
10409 NW 47TH TER
GAINESVILLE, FL 32653

PHILLIPS ELOISE P
1141 JESSAMINE LAKE CT
ORLANDO, FL 32839

POST & POST TRUSTEES
29608 W NEWBERRY RD
NEWBERRY, FL 32669

R & T INVESTMENTS LLP
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RIVERA ARMANDO M & TIFFANY L
5102 NW 102ND PL
GAINESVILLE, FL 32653

RIZZO SELF STORAGE OF ALACHUA LL
1635 COMMONS PKWY
MACEDON, NY 14502

ROACH KIMBERLY REY
10502 NW 47TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

ROLLINS AUTOMOTIVE INC
9430 NW 13TH ST
GAINESVILLE, FL 32653

ROZENSKY JORDYN REGEA
16225 SW STATE RD 45
ARCHER, FL 32618

ROZENSKY RONALD H & PATTI L
16225 SW STATE ROAD 45
ARCHER, FL 32618

SALVA & WEGNER
14749 SW 154TH ST
ARCHER, FL 32618

SALVADOR EMMANUEL & CRUSTII
4727 NW 105TH LN
GAINESVILLE, FL 32653

SANCHEZ ROBERT C & ELIZABETH B
10606 NW 53RD TER
GAINESVILLE, FL 32653

SANCHEZ, ROBERT C & ELIZABETH
10606 NW 53RD TER
GAINESVILLE, FL 32653

SCHUCHAT AMY D TRUSTEE
4712 NW 104TH LN
GAINESVILLE, FL 32653

SMITH ISAIAH HEIRS
5217 NW 109TH LN
GAINESVILLE, FL 32653

SMITH KENNETH & ROSALIND
4706 NW 104TH LN
GAINESVILLE, FL 32653

SMITH KIMBERLY K TRUSTEE
5216 NW 102ND PL
GAINESVILLE, FL 32653

STAGHORN HOMEOWNERS ASSOCIATI
C/O C L JOHNSON TRUSTEE
4421 NW 39TH AVE
GAINESVILLE, FL 32605

STANDRIDGE RITA
15307 SW 154TH ST
ARCHER, FL 32618

STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STINSON NANCY O LIFE ESTATE
10616 NW 47TH TER
GAINESVILLE, FL 32653

STRENGTH FRED J & ELIZABETH I
14706 SW 154TH ST
ARCHER, FL 32618

STUCKY BRIAN J & ERIN D
10604 NW 47TH TER
GAINESVILLE, FL 32653

TAYLOR HEIRS & WILLIAMS
8505 NW 2ND PL
GAINESVILLE, FL 32607

THE BARR FAMILY REVOCABLE TRUST
24534 REDFISH ST
BONITA SPRINGS, FL 34134

THE REAL ROSEWOOD FOUNDATION
% LIZZIE R JENKINS/PRESEDENT
14738 SW 159TH AVE
ARCHER, FL 32618

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

THOMPSON LARRY RAYMOND
2509 W SR 235
BROOKER, FL 32622

THOMPSON LARRY RAYMOND
2509 WEST STATE RD 235
BROOKER, FL 32622

THOMPSONS SOD INC
2828 W STATE RD 235
BROOKER, FL 32622

UNCLE WILLIES LLC
20551 NE 75TH ST
WILLISTON, FL 32696

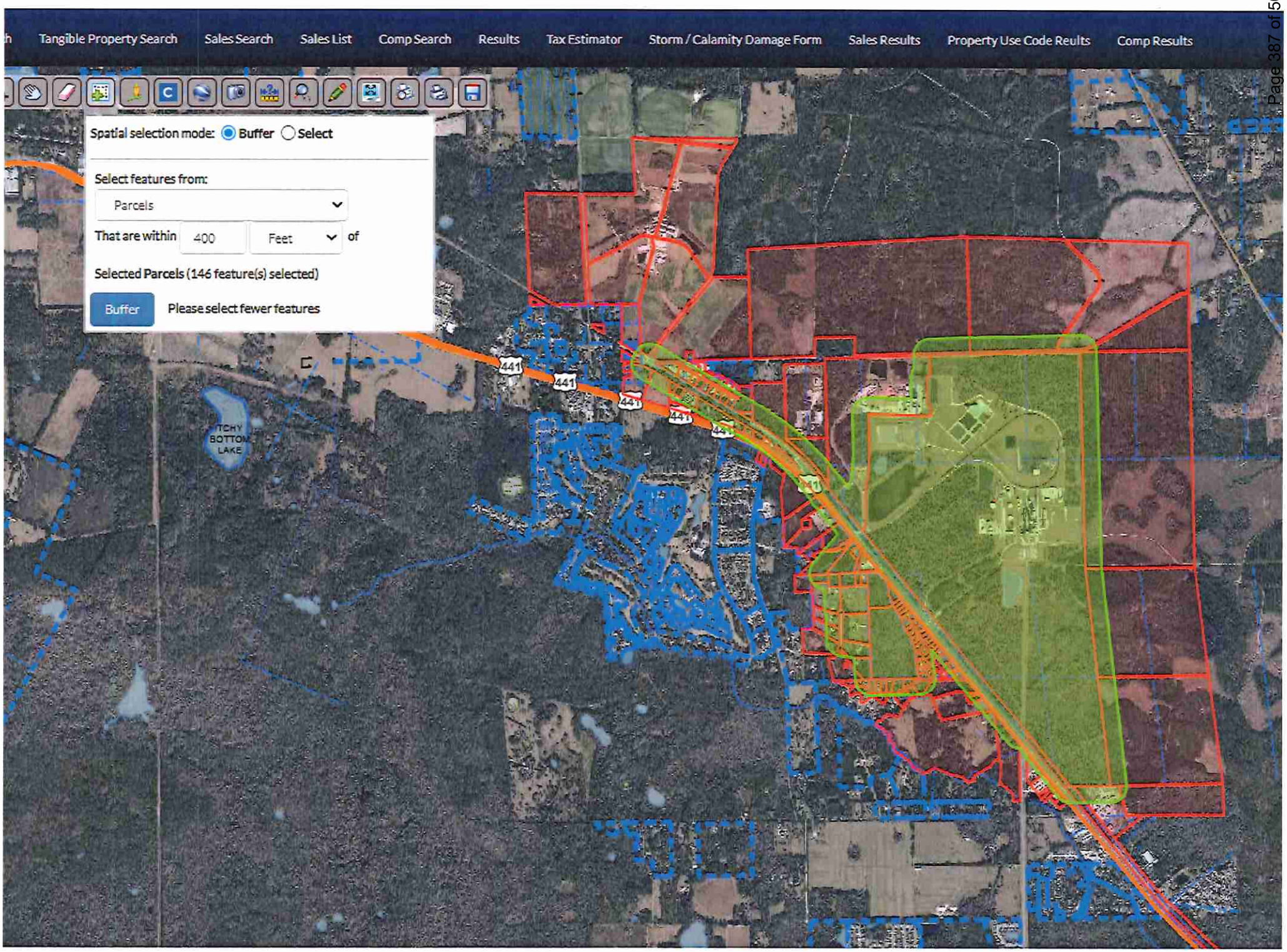
VALENTINE & NEALY & LAMB
9310 NE 77TH CT
GAINESVILLE, FL 32615

WATKINS BARRY & SANDRA LIFE ESTA
15201 SW 154TH ST
ARCHER, FL 32618

WHITEHURST CATTLE CO
20551 NE 75TH ST
WILLISTON, FL 32696

WILLIAMS ERIC J & SHARON D
10402 NW 47TH TER
GAINESVILLE, FL 32653

WILLIAMS, T W JR & ANNE
2563 SW 87TH DR #10
GAINESVILLE, FL 32608


Tangible Property Search
Sales Search
Sales List
Comp Search
Results
Tax Estimator
Storm / Calamity Damage Form
Sales Results
Property Use Code Reults
Comp Results
Spatial selection mode: Buffer Select
Select features from:
Parcels
That are within 400 Feet of
Selected Parcels (146 feature(s) selected)
Buffer
Please select fewer features
441
ITCHY BOTTOM LAKE

Name	Company	Street Address	City	State	Zip
Mike DaRoza	City Manager	PO Box 9	Alachua	FL	32615
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Joseph & Phyllis Strickland		14103 NW 156th Place	Alachua	FL	32615
Jean Calderwood		14095 NW 174th Ave	Alachua	FL	32615
Lynn Horton		19005 NW 138th Avenue	Alachua	FL	32615
Stephen Hofstetter	Director, Environmental Protection Departmen	14 NE 1st Street	Gainesville	FL	32601

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located west of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on February 3, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518- 5141
Email: Mitchell.Mason@nv5.com

NV5

NATION & WORLD BRIEFS

Economic grievances fuel support for hostile actions, survey shows

DAVOS, Switzerland – Economic fears have escalated into grievances among 60% of people, with many believing hostile actions such as violence can be necessary to bring about change, according to a global poll by communications firm Edelman.

The survey of the 33,000 respondents across 28 countries showed severe levels of distrust in government and business, with many respondents viewing them as serving the narrow interests of the wealthy while regular people struggle.

It was released as the World Economic Forum annual meeting in Davos was set to kick off under the theme "Collaboration for the Intelligent Age."

Four in 10 respondents approved of hostile acts to bring about change, including violence or threats, online attacks, intentionally spreading disinformation and damaging property, the survey showed. Among respondents aged 18 to 34, support for hostile actions was even higher at 53%.

The results are "profound," said the firm's CEO Richard Edelman. "We've now seen a slide over a 10-year period from fears, to polarization to grievance."

Discontent stems from a lack of hope for the next generation, class divides among low- and high-income people, distrust in leaders including government officials, business executives and journalists, and confusion over credible information, the survey showed.

Suspected Bangladeshi arrested in stabbing of Bollywood star

MUMBAI, India – A man thought to be a citizen of Bangladesh was arrested in India's financial capital Mumbai on Sunday and is considered the prime suspect in the stabbing of Bollywood star Saif Ali Khan, police said.

Thursday's attack on Khan, one of India's most bankable stars, shocked the nation's film industry and Mumbai residents, with many calling for better policing and security. He was out of danger, doctors said, and has left the hospital.

"Primary evidence suggests that the accused is a Bangladeshi citizen and after entering India illegally he changed his name," Dixit Gedam, a deputy commissioner of police, told a press conference.

The suspect, arrested on the outskirts of Mumbai, was using the name Vijay Das but is believed to be Mohammad Shariful Islam Shehzad and was working with a housekeeping agency after having come to the city five or six months ago, Gedam said.

Khan, 54, was stabbed six times by an intruder during a burglary attempt at his home. He had surgery after sustaining stab wounds to his spine, neck and hands, doctors said.

Protesters storm SKorea court after it extends Yoon's detention

SEOUL, South Korea – Hundreds of supporters of South Korea's arrested president, Yoon Suk Yeol, stormed a court building early on Sunday after his detention was extended, smashing windows and breaking inside, an attack the country's acting leader called "unimaginable."

Yoon on Wednesday became the first sitting South Korean president to be arrested as he faces allegations of insurrection related to his stunning, short-lived Dec. 3 declaration of martial law that has plunged the country into political turmoil.

Shortly after the court announced its decision on Sunday, Yoon's supporters swarmed the building, overwhelming riot police trying to keep them at bay.

Protesters blasted fire extinguishers at lines of police guarding the front entrance, then flooded inside, destroying office equipment, fittings and furniture, footage showed. Police restored order a few hours later, saying they had arrested 46 protesters and vowing to track down others involved.

Nine police officers were injured in the chaos, Yonhap news agency reported.

Trump

Continued from Page 1A

Sharpton and other civil rights leaders said the inauguration and King holiday falling on the same day offers a chance to remind the nation of work that still needs to be done. For them, that includes protecting voting rights, defending diversity initiatives, fighting for better wages and expanding access to quality and affordable health care.

It's also a chance, they said, to point out how King preached a message of love and unity to bring about change, while Trump's rhetoric often strikes them as hateful and divisive.

"We have an opportunity to focus even more heavily on my father because of the contrast of what he represented and, at least at this point, what President Trump has represented," Bernice King told USA TODAY. "The contrast, I think, is important because it's a reminder that the work that my father was doing must continue."

Take notes

On Monday, the Rev. Bernice King and civil rights and faith leaders will participate in a program at The King Center in Atlanta. She's encouraging people to watch before listening to Trump's speech.

"They're going to *need* to remember what I said," she said.

The Rev. William Barber, president of Repairers of the Breach and the center's keynote speaker, will urge faith leaders to take notes during Trump's speech and prepare a prophetic response, King said. Faith leaders plan to meet after the program to discuss plans going forward.

"Regardless of what people feel or think about President-elect Trump, at this point he's going to be the president of the United States," she said. "We need to hear what he says. It does not need to be ignored, because you cannot create an effective strategy making assumptions."

The date of the president's inauguration is set by the 20th Amendment to the U.S. Constitution. The only other president sworn in on the King holiday was Democrat Bill Clinton in 1997.

Trump's transition team did not respond to a request for comment other than to refer to the constitutional requirement that the inauguration be held on Jan 20. Martin Luther King Jr. Day is always celebrated on the third Monday in January, close to his Jan. 15 birthday.

'We're disciples of Dr. King'

Sharpton said the march won't interfere with the inauguration about 2 miles away. It will start at a park near the White House and end a few blocks away at Metropolitan AME Church. The church, which Sharpton called "sacred ground," has hosted many civil rights programs and the funeral service for abolitionist Frederick Douglass.

"We're not going up there," said Sharpton, referring to the U.S. Capitol. "We are not Jan. 6 insurrectionists. We're disciples of Dr. King."

Sharpton said while Trump takes the oath, activists gathered at the church will take an oath to keep King's dream alive.

Marc Morial, president of the National Urban League who will join Monday's march, said it's one way to show support for King's principles.

But Morial said the rally is not just about a single day.

Using attention as an opportunity

Adolphus Belk, Jr., a professor of political science and African American studies at Winthrop University in South Carolina, said activists who care about King's work could use the attention to map out an agenda and strategy.

"Use this as an opportunity to take the initiative rather than responding to what the president may or may not do," Belk said. "Take the initiative to say, 'Here are our concerns as Americans, and these are the things we want to see addressed.'"

Civil rights activists said they are concerned about efforts to restrict voting rights and dismantle programs that support diversity initiatives.

Sharpton said his organization will put together a commission to look into which companies make money off Black communities, but plan to end diversity, equity and inclusion initiatives. The results will be released April 4, the anniversary of King's assassination.

Sharpton noted that King fought for economic justice and helped lead successful economic boycotts.

While Inauguration Day is always Jan. 20, it's the second time it's fallen on Martin Luther King Jr. Day, always the third Monday in January. FABRIZIO BENSCH/REUTERS

Lowering bar on divisive rhetoric

At some points on the campaign trail, Trump has brought up King's name.

Last summer, Trump claimed the crowd size at a Jan. 6, 2021, rally near the White House was bigger than the crowd of approximately 250,000 at the 1963 March on Washington when King gave his iconic "I Have a Dream" speech.

Trump also called out King's name when he referred to then-North Carolina Lt. Gov. Mark Robinson as "Martin Luther King (Jr.) on steroids." Robinson, who was plagued by scandals, lost his bid to become the state's first Black governor. The King family and others criticized the comparison.

Some civil rights leaders pointed to a stark contrast between the tactics of Trump and King, who preached nonviolence. Some activists also complained Trump's divisive rhetoric is far from King's approach.

"It's not just President-elect Trump," Bernice King said. "It's just the tone and tenor of this season where people are hurling out very hateful statements."

She said her father didn't respond in kind to the hate spewed at him and other civil rights activists.

"Today, we've lowered the bar, so we think it's OK to go toe to toe with that same kind of attack and language," she said. "I just don't believe in calling names."

Celebrating King's legacy

Some Democrats, including several members of the Congressional Black Caucus, boycotted Trump's first inauguration in part because they said he had disrespected civil rights legend Georgia Rep. John Lewis, who died in 2020.

Rep. Bennie Thompson, D-Miss., the Mississippi Democrat who chaired the Jan. 6 commission and didn't attend Trump's first swearing-in, plans to participate in Martin Luther King Jr. Day events in his district, his office said.

Nicole Austin-Hillery, president of the nonpartisan Congressional Black Caucus Foundation, said caucus members are more concerned about addressing issues beyond Inauguration Day.

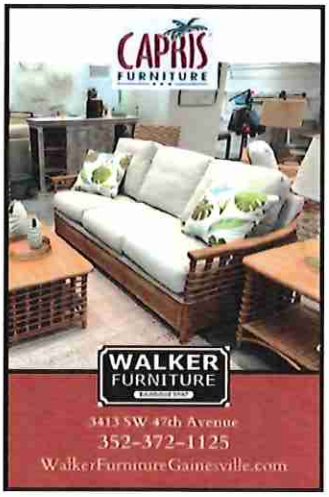
"They're focused on how do you do the work every day, 365 days a year, for the people in this country who need them, who depend on them and who want to see change," she said.

Morial and other civil rights activists said beyond Inauguration Day, they are open to talking to whoever is in office.

"I'll never close the door on opportunities to work on issues with any president," said Morial.

For her father, demonstrations were also part of a broader strategy, Bernice King said, that included meeting with White House officials and business owners in local communities.

"At the end of the day, when all is said and done in the next four years, what did we accomplish? What did we get done for our people?" she said. "That's what's going to be the most important thing."



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located west of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on February 3, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518- 5141
Email: Mitchell.Mason@nv5.com

NV5

Workshop Presentation

Rizzzo Self Storage

US 441 and NW 109th Lane

Site Plan

NV5

City of Alachua

Neighborhood Workshop

February 3, 2025

22-0316:Rizzzo Self Storage

The purpose of the neighborhood workshop:

The City of Alachua requires Site Plan applicants to host a neighborhood workshop *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicants with an opportunity to identify concerns prior to application submittals.

Workshops held May 25th and June 15th in 2023; then again Monday, February 3rd, 2025

PUBLIC NOTIFICATION

NEIGHBORHOOD WORKSHOP NOTIFICATION

NV5

To: Neighbors of US HWY 441 and NW 109th Lane
From: Romy Garraud, Project Planner
Date: Monday, January 20th, 2025
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a site plan application for a ±56,000-square-foot self-storage facility on Alachua County tax parcel 05930-001-001. The site plan application will include associated infrastructure, and stormwater management facilities.

The subject property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located west of US HWY 441 and south of NW 109th Lane.

Meeting Details

Date: Monday, February 3rd, 2025
Time: 6:00 p.m.
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
(386) 518-5126
Mitchell.Mason@NV5.com

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

If you are unable to attend the meeting, please contact NV5 using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the number above.

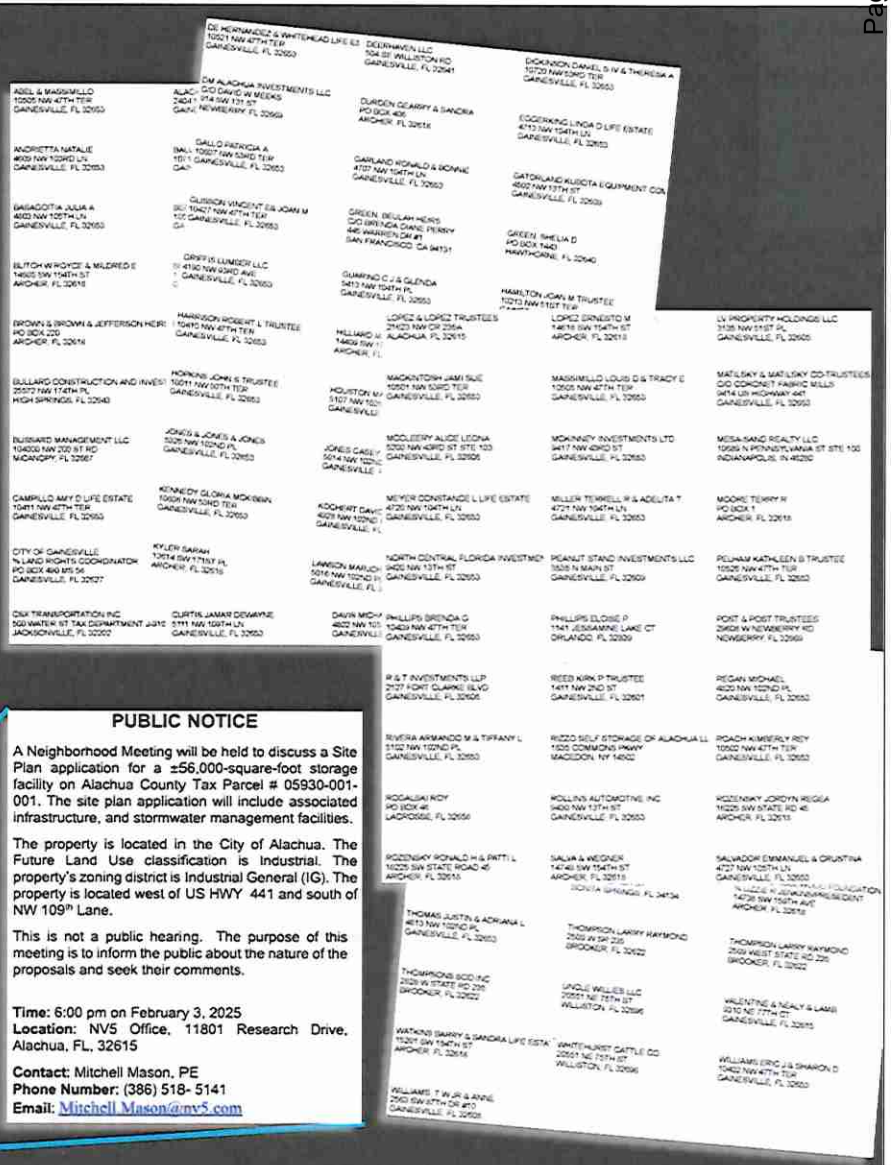
Beyond Engineering | Florida Region | www.nv5.com

NATION & WORLD BRIEFS

Trump

PUBLIC NOTICE

NV5



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Site Plan application for a ±56,000-square-foot storage facility on Alachua County Tax Parcel # 05930-001-001. The site plan application will include associated infrastructure, and stormwater management facilities.

The property is located in the City of Alachua. The Future Land Use classification is Industrial. The property's zoning district is Industrial General (IG). The property is located west of US HWY 441 and south of NW 109th Lane.

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

Time: 6:00 pm on February 3, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Mitchell Mason, PE
Phone Number: (386) 518- 5141
Email: Mitchell.Mason@nv5.com

22-0316:Rizzzo Self Storage

APPLICATION TYPE:

Site Plan

INTENT:

Build ±56,000 sq. ft. self storage facility with associated:

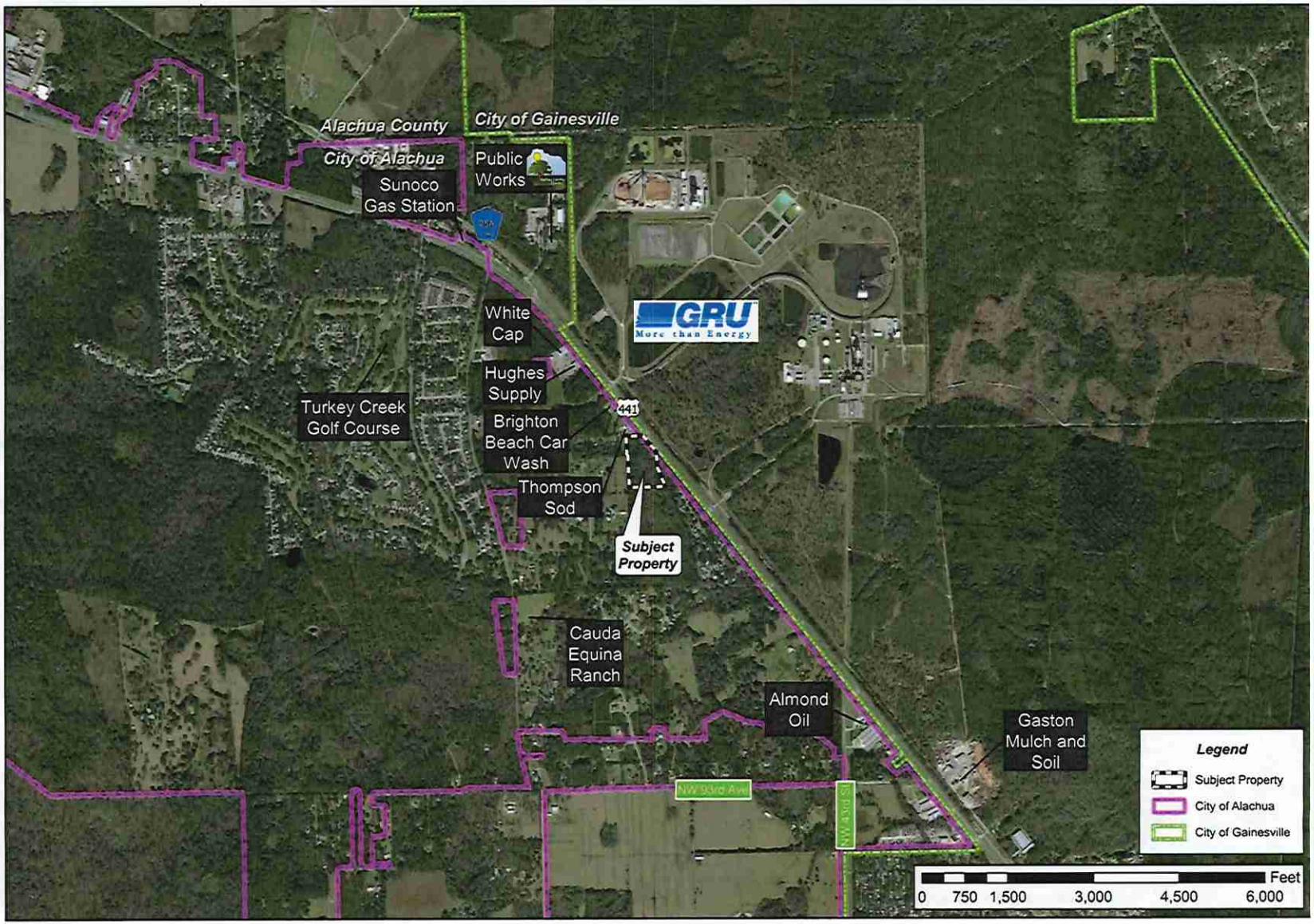
- *stormwater management facilities;*
- *Ingress / egress improvements;*
- *landscape buffers & fencing; and*
- *roadway improvements.*

Site Plan

HISTORICAL & ESTIMATED TIMELINE

Pre-Application Meeting	Neighborhood Workshop	Application Submittal	Staff Review	Planning & Zoning Board Hearing	Additional Workshop	Planning & Zoning Board Hearing
ril 26, 2023	March 8 & June 15, '23 February 3, 2025	June 29, 2023	July 2023 - Nov 2024	January 2025	February 3, 2025	February 11, 2025

CONTEXT AREA MAP



NV5

SITE AERIAL MAP

NV5

EXISTING Future Land Use (FLU) Map

LU: Industrial

ite has appropriate and use for the equested use

Objective 1.5: Industrial
he City shall establish one ndustrial land use category: ndustrial. This land use ategory shall provide a

road range of clean ndustry, warehousing, esearch, and technology ndustries, to provide a ariety of job opportunities o the citizens of Alachua nd the North Central lorida Region.

NV5

EXISTING ZONING (Zon) Map

oning: Industrial eneral (IG)

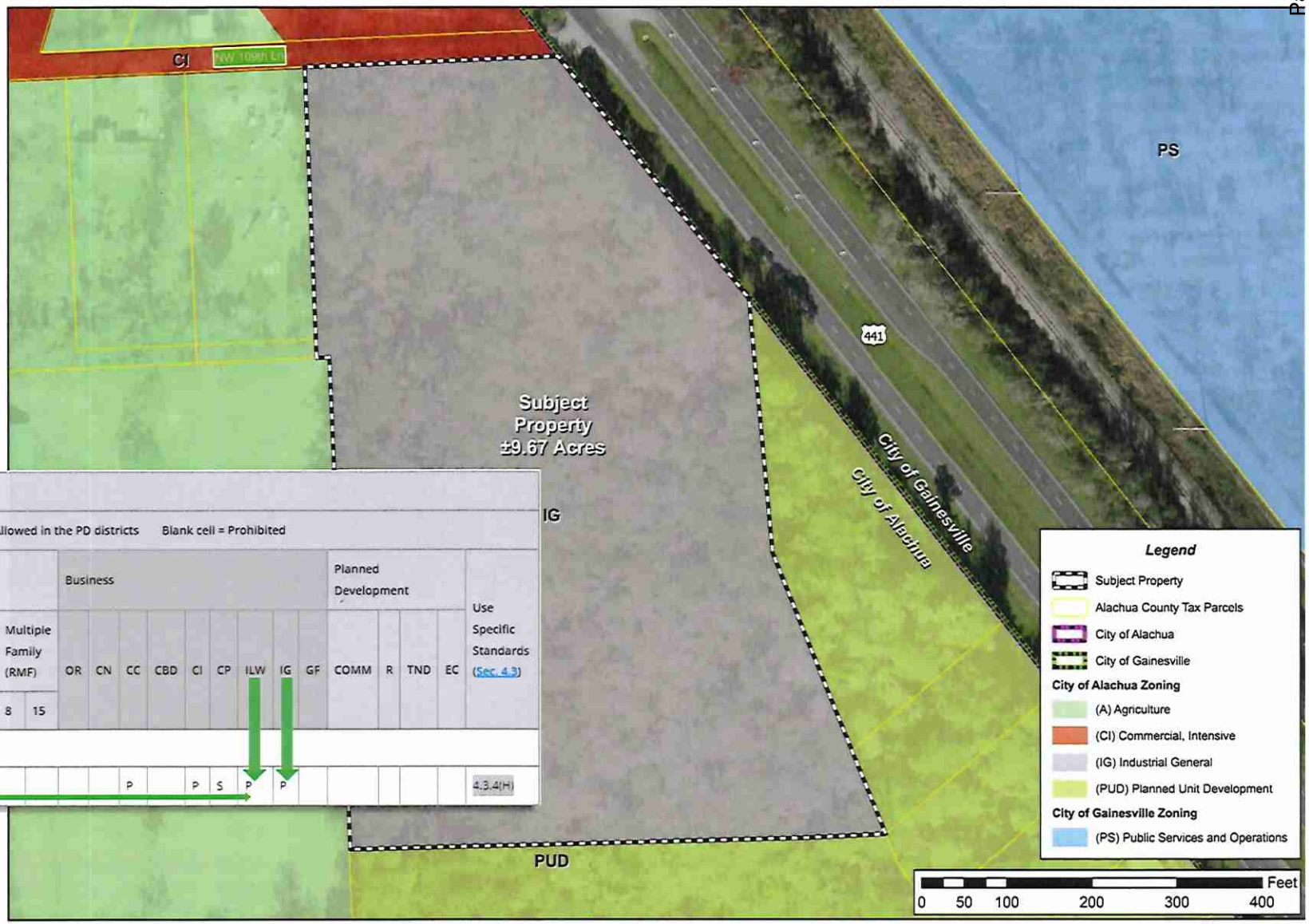


Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

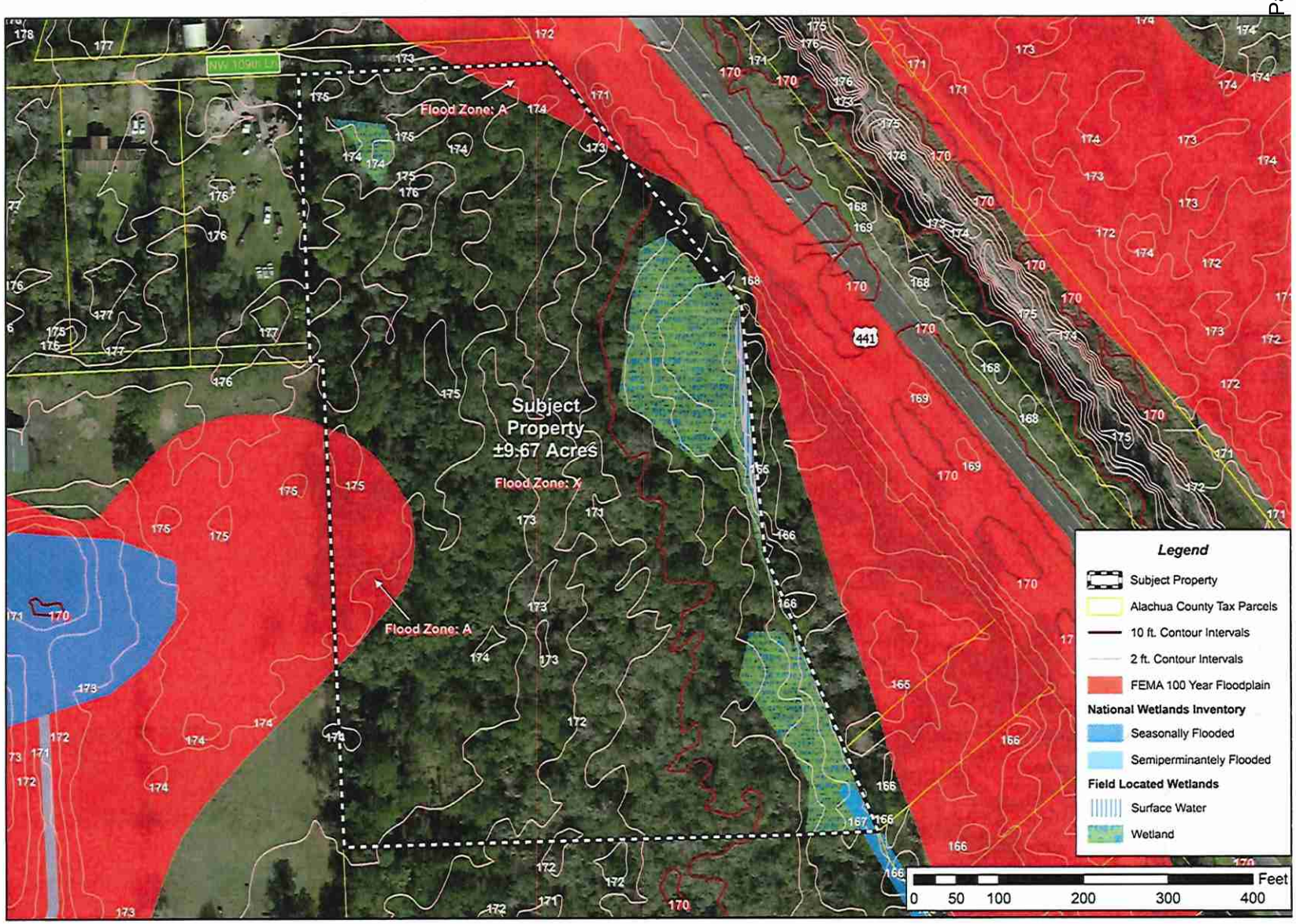
Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Self-service storage																								
All uses													P		P	S	P	P						4.3.4(H)

Environmental Map

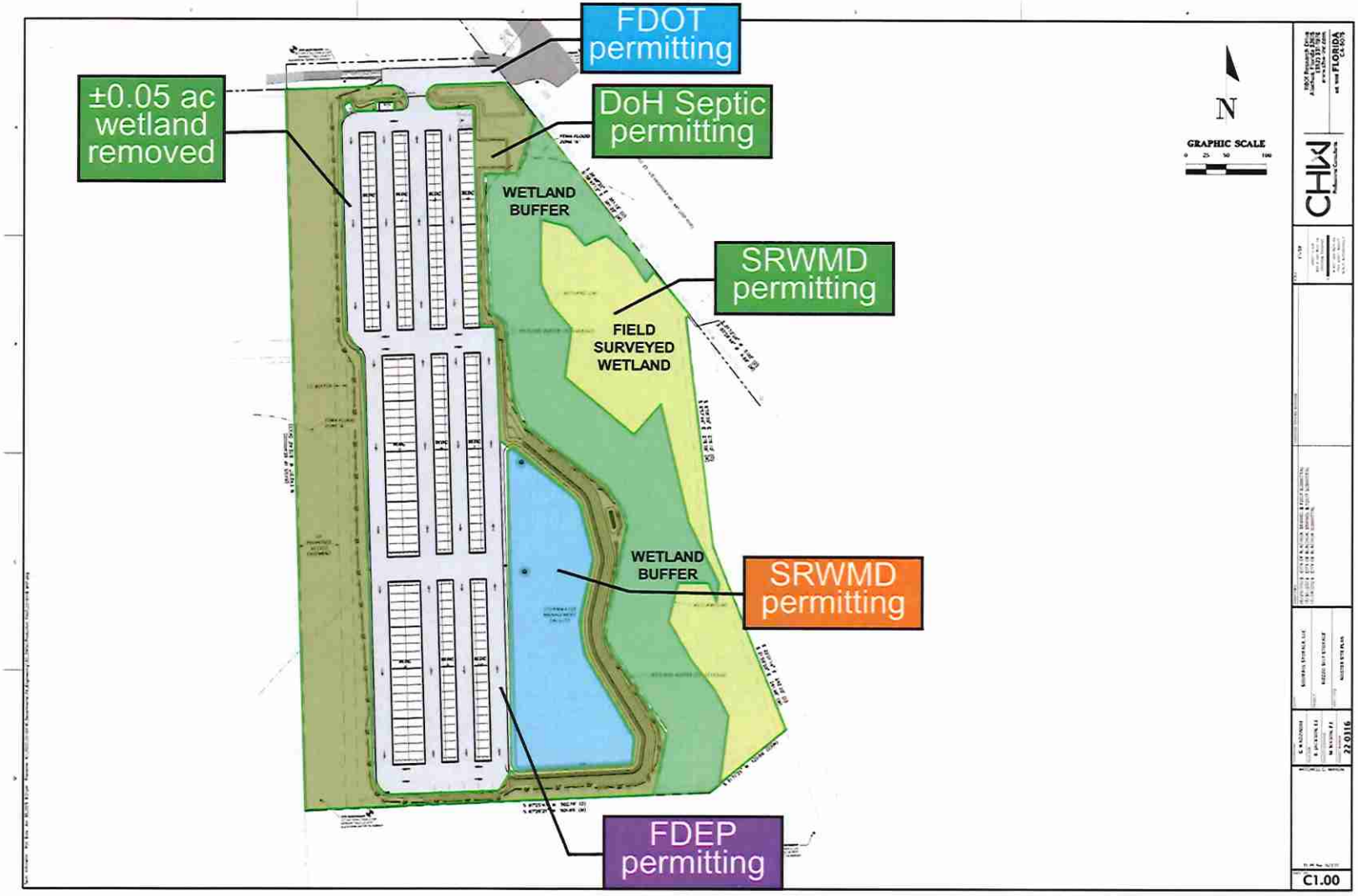
Site Plan" approval process is somewhat of a process of elimination with Due Diligence / Preliminary Engineering, along with our ecological and environmental

sciences defining the site's areas where development will not occur prior to design.

NV5



ite Plan


FDOT permitting
±0.05 ac wetland removed
DoH Septic permitting
WETLAND BUFFER
SRWMD permitting
FIELD SURVEYED WETLAND
WETLAND BUFFER
SRWMD permitting
FDEP permitting
N
GRAPHIC SCALE
0 25 50 100
C1.00

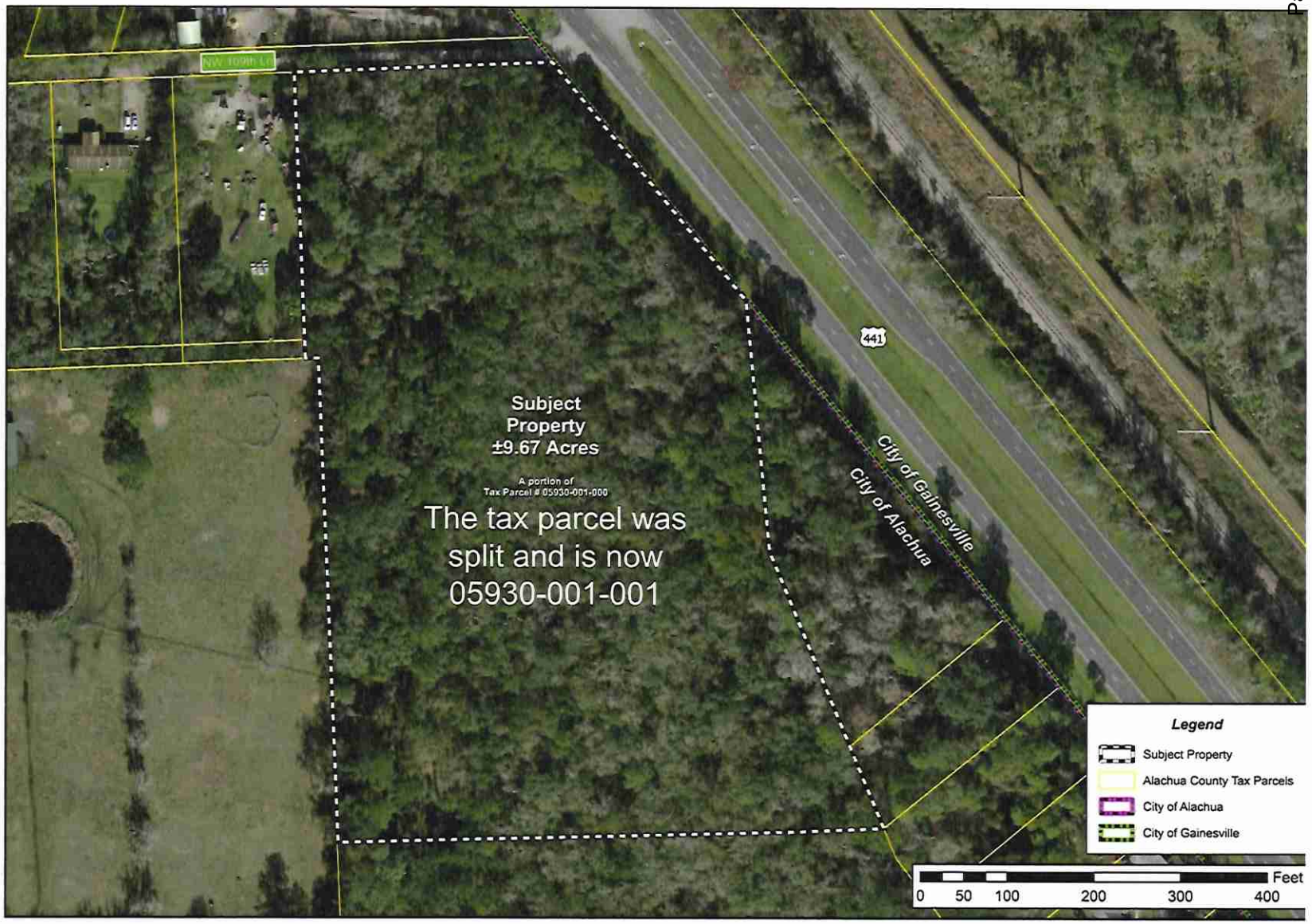
NV5

Existing Conditions

1. IMPROVE DRAINAGE, modify antiquated cross drain(s)
2. INCREASE STORAGE, new Stormwater Retention;
3. PAVEMENT WIDENING, increase from ±11' to 20';
4. PAVEMENT REPAIR, replace existing & fill pot holes; &
5. SWALE MAINTENANCE, improve water flow to basin(s)

Planned Modifications

SITE AERIAL MAP



NV5

Contact Information

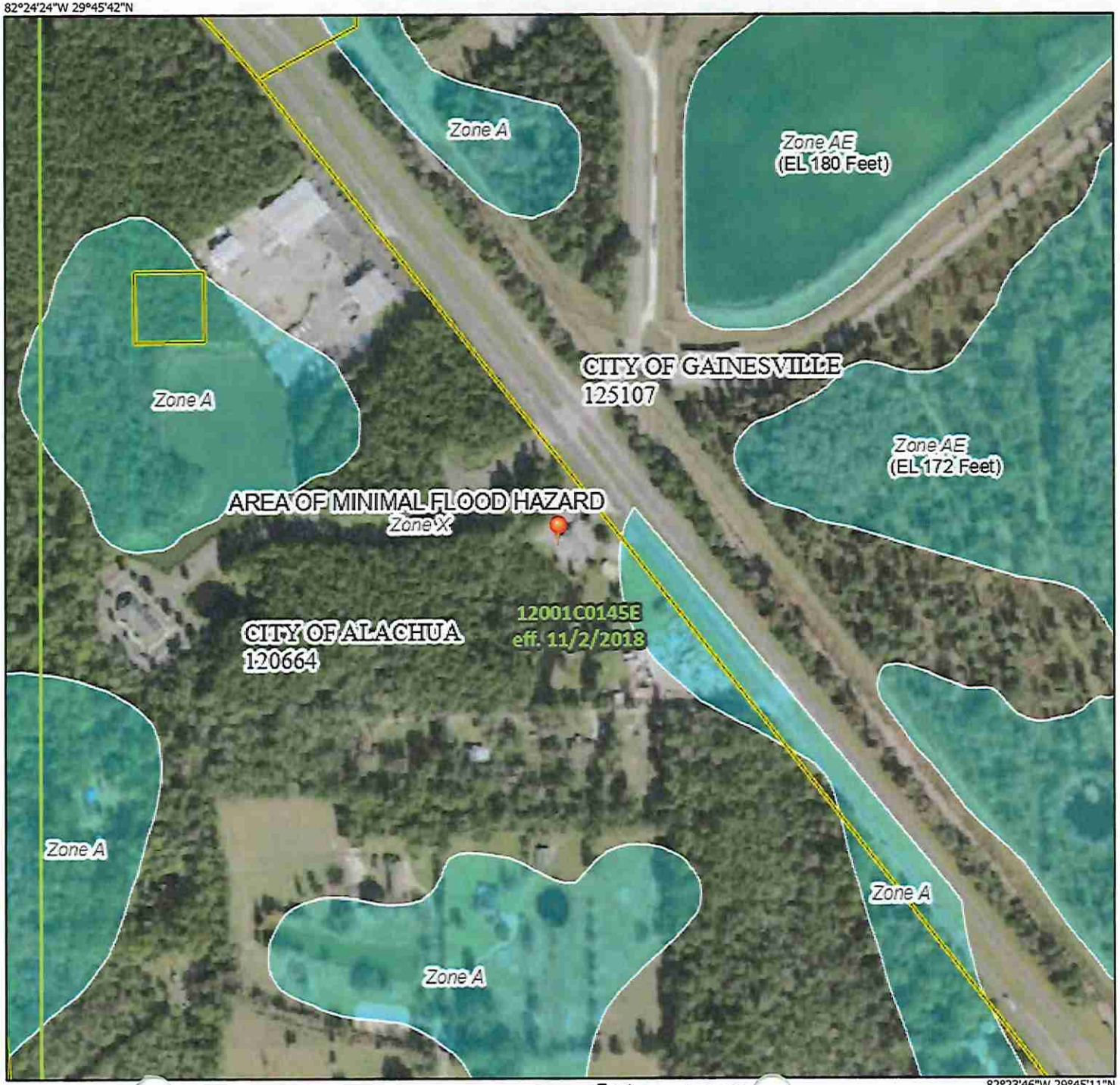
Mitchell Mason, PE
11801 Research Drive
Alachua, FL 32615
Phone: 386.518.5141
Email: Mitchell.Mason@NV5.com

FEMA Flood Insurance Rate Maps

National Flood Hazard Layer FIRMette

FEMA

82°24'24"W 29°45'42"N



82°23'46"W 29°45'11"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

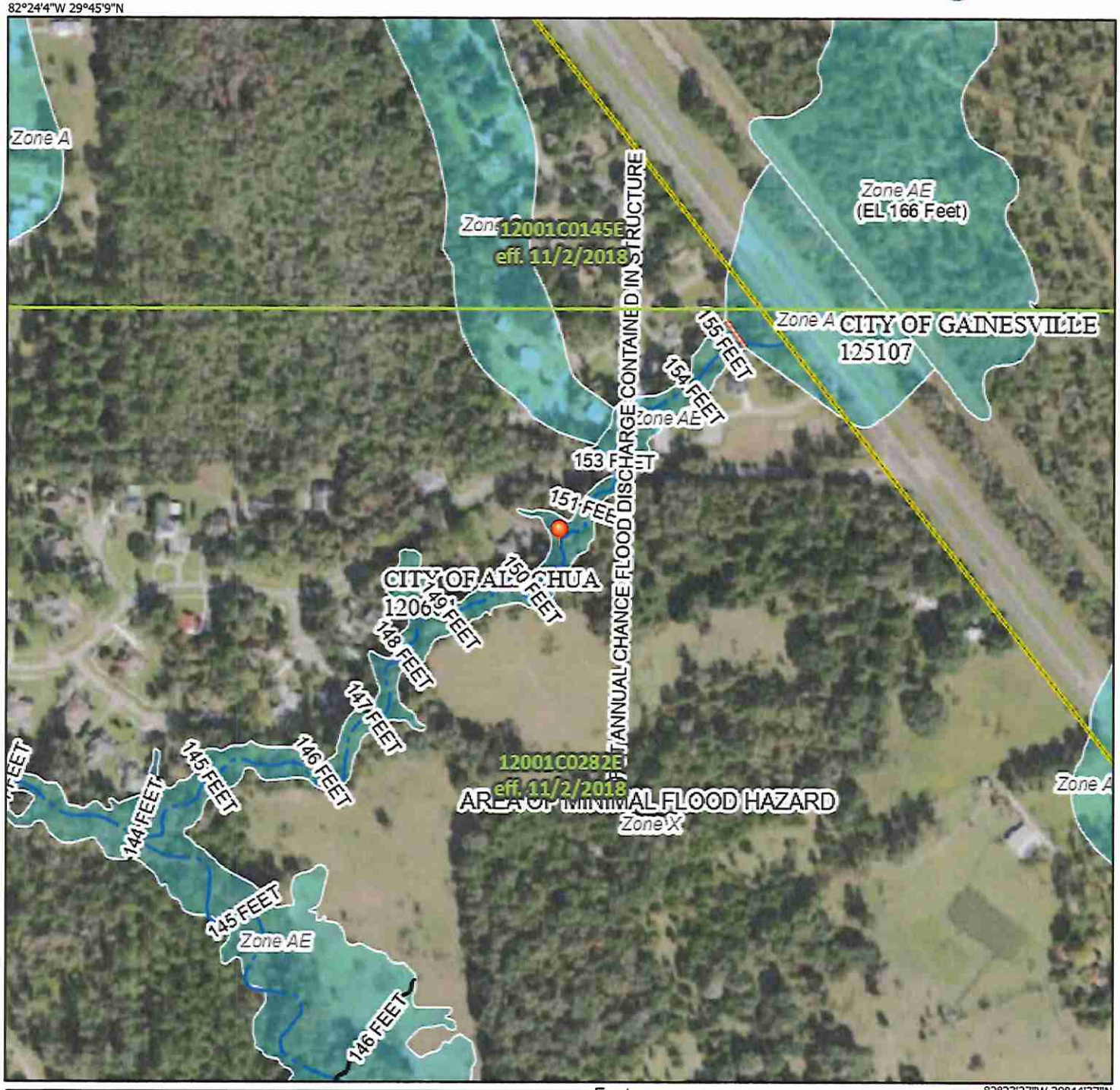
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 1:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effect date. Map images for unmapped and unmodernized area ot be used for regulatory purposes.

Nation. Flood Hazard Layer FIRMette

FEMA

82°24'4"W 29°45'9"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°23'27"W 29°44'37"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 1:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Alachua
Rezoning Letter

City Of Alachua

P.O. BOX 9
ALACHUA, FLORIDA 32615-0009
904/462-1231
FAX 904/462-1985

ALACHUA COUNTY, FLORIDA

DEPARTMENT Planning & Zoning

July 2, 1996

Mr. Carl L. Johnson, Trustee
Post Office Box 7133
Gainesville, Florida 32605

Dear Mr. Johnson:

The City Commission approved your application for a rezoning of tax parcel number 05930-001-000 from RSF-1, Residential Single Family District to ILW, Industrial Light and Warehousing on Monday, July 1, 1996.

This rezoning will bring the property into compliance with the City of Alachua's Comprehensive Plan and Future Land Use Plan Map. The Alachua County Property Appraiser will be notified of this rezoning to adjust the tax roll base for the City.

If you have any further questions or need assistance, please call this office.

Sincerely,

Christine Thomas

Christine Thomas
Planning & Zoning

Enclosure (1)

JIMMY SWICK, II
Mayor

PATRICK MURPHY
Vice Mayor

C.H. HATHCOCK, SR.
Commissioner

JAMES A. LEWIS
Commissioner

GERALD CRISWELL
Commissioner

CHARLES M. MORRIS
City Manager

NEIL A. MALPHURS
City Attorney

Sign-in Sheet

SIGN-IN SHEET

Rizzzo Self Storage

22-0316

NV5

Meeting adjourned 8:32 PM

Event: Neighborhood Meeting

Date/Time: February 3, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Site Plan

	Print Name	Street Address	Signature
1	Sara Bryant Keith Bryant	10702 NW 47th Terrace Gainesville, FL	
2	Don Massimillo	10505 NW 47th Terr	
3	Tracy Massimillo	"	
4	LARISSA BERKOWITZ	10519 NW 47 Ter	
5	Kathy Pelham	10526 NW 47 Ter	
6	Sarah Lopez	10617 NW 47 Terr	
7	Kimberly Roach	10502 NW 47 Terr	
8	Jani Mackintosh	10501 NW 53rd Ter	
9	Nancy Mackintosh	" "	
10	Natalie Andrietta	4609 NW 103 Lane Gainesville Fl 32653	
11	Tamara Robbins	13627 NW 146th Ave Alachua	
12	Kevin Bulukos	10719 NW 53rd Ter	
13	Michael & Theresa Davis	4802 NW 105 Cut	

14	Erin Stucky	10604 NW 47th Ter Gainesville 32653	
15	RICH STIVSON	1041 CN W 47TH PL GAINSVILLE	
16	Sarah Maceo	10022 NW 52nd Ter. Gainesville, FL 32653	
17	Sarah Jones	5326 NW 102 Pl (Brooke Pointe)	
18	CHARLES/GLENDA GUARINO	5413 N.W. 104 PLACE GAINESVILLE FL 32653	
19	Colby Thompson	5104 NW 109th Lane Gainesville, FL 32653	
20	Constance Meyer	4720 NW 104th Lane Gainesville, FL 32653	
21	Julia Basagoitia	4803 NW 105th Lane Gainesville FL 32653	
22	Brenda Phillips	10409 NW 47th Terr Gainesville, FL 32653	Brenda Phillips
23	Robert Harrison	10410 NW 47th Ter. Gainesville FL 32653	
24	Donna Gocek Mark McKinney	9417 NW 43 St. Gainesville FL 32653	Donna Gocek Mark McK
25	Jose F Hernandez Miryam A. Hernandez	10521 NW 47th TERRACE " "	
26	Sandy Prudem Lang Schools	4722 NW 104 LN.	
27	Nancy Atkinson Rich Atkinson	10616 NW 47 Terr	
28			
29			
30			
31			
32			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Rizzzo Self Storage

22-0316

Event:	Neighborhood Meeting
Date/Time:	February 3, 2025 @ 6:00 PM
Place:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Re:	Third Neighborhood Workshop for Pending Site Plan Application

NV5 (Agent) Attendees
Mitchell Mason, PE; Kristen Jackson, EI
Gerry Dedenbach, AICP + LEED AP; Romy Garraud

Public Attendees
27 total, please see sign in sheet

Question: Why have we all not received notification letters when we live near the area?
Answer: We must abide by the City of Alachua Land Development Code (LDC) Neighborhood Workshop requirements, which provides the 400 ft. property owners notification distance criteria.

Question: Does anything prohibit you from sending letters outside of the 400 ft. radius of the subject property?
Answer: We must abide by the City of Alachua Neighborhood Workshop LDC requirements.

Question: Are you allowed to have roadways built over flood zones?
Answer: Under certain circumstance roadways can be built over flood zones. Federal Emergency Management Agency (FEMA) requirements define how, if fill is placed in a flood zone, compensating storage must be provided in order to not exacerbate potential flooding conditions. NV5 staff explained the 'cup-for-cup' analogy regarding compensatory storage requirements to the attendees.

Question: Does time of year play a role in regard to when wetlands are surveyed?
Answer: No, professional environmental scientists and State of Florida agencies are aware of seasonal weather variations and can determine wetlands based on field date any time of the year.

Question: Are the scientists who survey the wetlands a part of your organization or are they third party scientists?
Answer: The scientists we are referring to are part of our ecological team within our company. The ecologists then meet the Suwannee River Water Management District who verify field delineations.

Question: Did this company do the survey for the development west of Meadowbrook Golf Course? Those neighborhoods have flooded and we are worried the same will happen to us.
Answer: NV 5 staff questioned whether they were referencing Wellinton Place (1994) or Countryside (1982). NV5 staff stated we'd worked on the Alachua County Public School K project. There are inspection frequencies for stormwater management systems that the owner must maintain to keep the permit active and in good standing with the district.

Question: Our residences are affected by flooding already; how will you prevent water from flooding into our properties with this new storage facility? What legal action can we take if our house floods?
Answer:
* Attendees were asked to raise their hands if they experience flooding currently, by neighborhood. Many Staghorn residents raised their hand showing they've experience historic flooding. Many Brooke Pointe residents raised their hands, also indicating they've experience historic flooding. Many residents interjected and shared their experience with flooding after minimal rain, citing that Turkey Creek, swells up with water and causes flood conditions in their backyards. The flooding also occurs in the Bahia subdivision.
*Historical flooding: There are attached existing FIRM maps with an effective date of 2018 that shows numerous homes in existing floodplain areas.

Question: What can you do to avoid flooding potential to our homes?
Answer: Give your input, we will review additional information and see if there are options to consider. By law, post development conditions cannot exceed pre-development conditions and our design should have a positive downstream effect by reducing flood-stage discharges.

Question: Why are you not walking out in Brook Point and Staghorn to determine the flooding concerns?
Answer: We have been on the property, driven the streets, walked the areas with our scientists, surveyors, geotechnical professionals, and engineers and documented several items during visits.

Question: What does it mean to remove a wetland?
Answer: In the northwest corner of the project site, we will be removing ±0.05 acres of wetland. We are able to do this because it is an isolated wetland that is not connected to other nearby wetlands. If there are wetlands that are not interconnected to a larger piece, it can be requested to be removed from the site. Alachua County EPD and the Suwannee River Water Management District approved this removal and we will fill that small area with dirt and sand.

Question: Where will the water from the stormwater pond drain to?
Answer: It will ultimately go east to the creek, which is where water currently goes in the existing condition. There will be a substantial reduction in the amount of water that flows to the creek, in the flood stage conditions, by the addition of this dry stormwater pond.

Question: I am concerned about the Turkey Creek area and the potential pollutants that go into the creek. Who will make sure that the site is maintained properly?
Answer: Owners will be held responsible by regulatory agencies if they cause any negative environmental impacts to the surrounding area. No hazardous materials will be stored on site..

Question: Will runoff from the storage facility affect the well water?
Answer: It is not likely, our stormwater management facility has structures that are designed to reduce contaminants from entering the pond, and further downstream.

Question: Why would you restrict water flow into the creek?
Answer: Water will still be discharged into the creek, and the dry stormwater pond will help to reduce that amount of water and help to alleviate potential future flooding.

Question: Did CL Johnson permit easements?
Answer: Yes

Question: Who is responsible for maintaining permits?
Answer: Rizzzo (the landowner)

Question: We think this storage facility is going to increase traffic. With more people coming and going, it can potentially put children in harm's way. I have seen enough bank robberies, and I know that if someone wears a mask then they can get away with kidnapping a child. What will you do about that?
Answer: We have calculated our traffic volumes based on an actual study of a comparable facility. Approximately 22 daily trips are anticipated. Our design will improve the current substandard conditions and we will continue to look into other safety and operations elements that may be added. Regarding potential crime, the proposed site will be monitored 24/7 by surveillance cameras and posted as such.

Question: What is the incidence of sinkholes with industrial land uses that are next to agricultural land uses?
Answer: It is not likely that a sinkhole will occur, but we do have proper protocols/measures to should a sinkhole occur.

Question: What kind of buffers will exist?
Answer: The site's eastern side will largely be retained as wetlands, wetlands buffer, then landscaping surrounding the facility. An opaque fence will surround the west and southern sides, and the entire site will have fencing and a hedge with Trees around the perimeter, compliant with City of Alachua LDRs.

Question: Will there be a fence around the pond?
Answer: There will be fencing on the side abutting the storage facility. The ponds will have a gentle side slope of 4:1 and does not require fencing. The pond's depth is ±24"-30" depending on location.

Question: When was the zoning for the site categorized?
Answer: The zoning of the parcel (05930-001-001) was rezoned from RSF-1 (Residential Single Family) to ILW (Industrial Light and Warehousing) in 1996. This rezoning brought the property into compliance with the City of Alachua Comprehensive Plan and Future Land Use Map. Please refer to the City of Alachua rezoning letter.

NV5, on behalf of Rizzzo Self Storage, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. **The meeting was adjourned at approximately 8:32 PM.**

RECEIVED
JAN 14 2025
BY:

To: Kathy Wimburn

From A residence

RECEIVED
JAN 14 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Melissa C. Jones
5710 NW 104th PL
Gainesville, FL 32653

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 14 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Patricia Gallo
10607 NW 53 Terr.
Gainesville, FL 32653
Patricia Gallo
Pgallo.Florida@gmail

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 14 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Kathy Pelham
10526 NW 47 Terr
Gainesville FL 32653
352-316-3793

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 14 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Elizabeth Sanchez
10606 NW 53rd Terrace
Gainesville, FL 32653
ebsanchez@gmail.com
cell (813) 480-1644

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

To: Kathy Winburn, Director, Planning & Community Development
City of Alachua

From: 26 Residence of Staghorn 1, Bahia Estates & Brooke Pointe

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Paul Barr
10415 NW 53rd Terr.
Gainsville FL. 32653
239-980-9202

Paul Barr

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

RECEIVED
JAN 13 2025
BY:_____

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

5413 NW 104 PLACE
G'VILLE FLA. 32653

1-12-25

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Carol + Forrest Olser
5615 NW 104th Place
Gainesville, FL 32653

352-256-0427

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Kevin Balakas
10719 NW 53rd Ter
Gainesville, FL 32653

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

BARBARA and Clifton Richards
5503 NW 104th Pl
Gainesville, Fl 32653
706-830-5221
Barbara Richards

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

January 7, 2025

RECEIVED
JAN 13 2025
BY:

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Jami Mackintosh
10501 NW 53rd Ter
Gainesville, FL 32653
(352) 246-9632

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

January 7, 2025

RECEIVED
JAN 13 2025
BY:

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77, Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Constance Meyer
4720 NW 102nd Lane
Gainesville, FL 32653
352-214-9802

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

James & Samantha Ream
4623 NW 104th Lane
Gainesville, FL 32653
352-514-4677

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Brenda Phillips
10409 NW 47th Terrace, Gainesville, FL 32653

352-538-1678

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Brian and Erin Stucky
10604 NW 47th Ter

303-981-9139

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

4802 NW 105th Lane
Gainesville, FL 32653
Mr. / Mrs. Michael R. Davis
352 665 2827

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

MR. + MRS. Kenneth Smith
4706 NW 104th Ln
Gainesville, FL-32653
352-318-4428
352-301-1679

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Amy Schuck + Barclay Prindle 4712 NW 104 Ln Gainesville FL 32653 8602489837

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Dr. Alexander & Larissa Berkovich
10514 NW 47 Ter, Gainesville, FL 32653
(352) 318-8845

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:_____

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Julia Basagoitia
4803 NW 105th lane
Gainesville Fl 32653
352(575)4939

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Janet R. Miller
4721 NW 104th Ln
Gainesville, FL 32653
352-256-0796

Adelita Tinaya-Miller
same address
352-256-0721

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Linda Eggenberg
4713 NW 104th Lane
352 219 1258

Stephen Travis
Gainesville FL 32653

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Ronald & Bonnie Garland
4707 NW 104th LN
Gainesville FL 32653
386-266-9034

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Willard L. + Sandra Cato
4701 N.W. 104th Lane
Gainesville, Fl. 32653
352 327-6351.

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Maude Hough
4604 NW 103rd Lane
Gainesville, Fl 32653
352-281-1954

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Natalie Andrietta
4609 NW 103RD LANE
Gainesville, FL 32653
(954)605-4622

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Kimberly Roach
10502 NW 47th Terrace
Gainesville, FL 32653
(352) 222-3409

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Carlos Campbell Sr.
Ethel Campbell
4619 NW 104th Lane
Gainesville, Florida
32653
386-462-9561

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Amy Campillo 352-359-3604
1041 NW 47th Ter
Gainesville FL 32653

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

10702 NW 47th Terrace
Gainesville, FL 32653

Sara Bryant / Keith Bryant (352) 240-4921

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 13 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

JOSE F. & MIRYAM HERNANDEZ
10521 NW 47TH TERRACE 32653
352 359 4511

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

RECEIVED
JAN 07 2025
BY:

January 7, 2025

Mike DaRoza, City Manager
Kathy Winburn, Director, Planning & Community Development
City of Alachua
PO Box 9
Alachua FL 32616-0009

Dear City Manager DaRoza and Director Winburn:

The residents of Staghorn I, Brookpointe and Bahia subdivisions, a total of 51 residents, recently received their first notification of a public hearing in reference to CHW, LLC (the applicant and agent) for a site plan proposal for Rizzzo Self-Storage of Alachua, LLC postmarked out of Jacksonville, FL on December 26, 2024. The site plan proposal includes 11 buildings for self-storage and site improvements on an approximately 9.6 acre property generally located at the southwest corner of NW 109th Lane and US Highway 441. Future land use proposed: Industrial. Proposed Zoning: Industrial General (IG). Referenced Tax Parcel: 05930-001-000.

The Planning and Zoning Board of the City of Alachua is scheduled to hold the public hearing on January 14, 2025 at 6:00 pm. The residents of Staghorn I, Brookpointe and Bahia subdivisions would like to convey their objections to the proposal and zoning changes for the following reasons:

1. Improper Notification of Hearings, pursuant to Florida State Statute 286.0105: The residents of Staghorn I, Brookpointe and Bahia subdivisions did not receive proper notification by mail as required by statute for the following meeting dates: May 25, 2023, May 30, 2023 and June 15, 2023. The residents discovered the dates of the prior meetings by reaching out directly to the city of Alachua. The only notification received was postmarked on December 26, 2024 out of Jacksonville, FL for the meeting to be held on January 14, 2025. However, this notice did not allow the 30 days notice as required by law.
2. Regulated Wetlands and Natural Resources: The proposed site includes 3 Wetland areas, 2 FEMA 100-year Flood Zone areas, and a tributary of Turkey Creek according to the county environmental maps. Wetlands, surface waters and their buffers are protected from clearing, dredging, filling, excavation and installation of utilities, roads, storm water management systems, septic tanks, land clearing, tree cutting, vegetation removal and any disposal of solid or liquid waste without prior authorization from the county and are protected according to the Countywide Protection Code in Chapter 77,

Article II and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78). The proposed plan submitted by Rizzzo Self-Storage of Alachua LLC included all of the above items in areas that are provided protection by code.

Given that conditions are likely to have probable outfall in the way of flooding and/or channel connection to the tributary creek and wetland areas due to the higher elevation of the Rizzzo proposed site, the residents would ask that the Countywide Wetland Protection Code (CWPC, Chapter 77) and the Countywide Natural Resources Protection Code (CNRPC, Chapter 78) are strictly adhered to mitigate the potential for flooding in the surrounding residential areas. We respectfully ask that the Environmental Protection Department review the site proposal as required by code.

To assist with this request, a copy of this letter will be provided to Mark Brown, the Natural Resources Program Manager at the Alachua County Environmental Protection Department. It is our understanding that an "Avoidance, Minimization & Mitigation Plan" would be required to be submitted to the Environmental Protection Department. Their site plan should include their submittal, review and formal presentation to the EPD with final authorization required from the Alachua County Board of County Commissions (BoCC) prior to proceeding with their site proposal.

3. The residents would also ask for copies of any current studies that have been completed and approved for this site including: water mitigation studies on the impact to surrounding residential areas, recent FDOT studies, current wastewater studies and current storm drainage impact studies. Additionally, we ask that we are provided with the contact names and email addresses of the persons within the County and the City of Alachua that have approved any of the previously submitted studies for this site so we may reach out to them with our concerns.

Thank you for your consideration,

Robert Harrison | Staghorn I Subdivision POC/Chairperson
Gainesville FL 32653
Email: RLHarrison2009@live.com
Phone: 352.231.4667

Email copy to: Mark Brown, Natural Resources Manager
Alachua County, Environmental Protection Department
mbrown@alachuacounty.us

Commission Agenda **Item**

MEETING DATE: February 11, 2025
SUBJECT: Approve Meeting Minutes - October 8, 2024
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes - October 8, 2024

Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.10.08.M.PZB

Regular Planning and Zoning Board Meeting Minutes
October 8, 2024 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member William "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

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

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

Absent- Member William Menadier - joined the meeting at 6:10 pm.
Absent- Member Sue Sloan

INVOCATION

Led by Chair Burgess.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Keith Vermillion.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES SEPTEMBER 10, 2024

Member Johns moved to approve the minutes from the September 10, 2024, meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

B) SELECTION OF VICE CHAIR

Member Vermillion nominated Member Johns to be Vice Chair.

Passed by unanimous consent.

C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO 0 SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented.

Member Johns questioned the area that will be changing.

Member Menadier asked if setbacks and buffer requirements would change.

Chair Burgess asked for clarification concerning school capacities. She stated that the document uploaded did not appear signed.

Mr. Crockett confirmed that certification from the school board was received.

Chair Burgess pointed out that there were no concerns listed from the neighborhood meeting in the applicant package. She asked the applicant to address that question.

Member Johns asked if the road off of Hipp Road will be paved or not.

Logan Peters, Engineer, JBPro, presented. She stated that she was not at the neighborhood meeting so she could not speak about what concerns were brought up at that meeting.

Chair Burgess questioned if the addition of houses would still keep the figures under the current density levels.

Member Vermillion moved, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Citizen Comments:

Kerry Toomey stated the traffic is horrible on the hill in front of the schools just before 441. He asked if a traffic study was done.
Mr. Crockett responded that a full traffic impact analysis has not been done because this is a preliminary plan, however, a
concurrency impact analysis was completed. He stated that the analysis demonstrated the traffic from the original PD vs the proposed amendment shows a net decrease of 237 trips per day from what was previously approved.

Member Menadier clarified to Mr. Toomey that the number of trips will decrease because the proposal is to change the area from commercial to residential.

Charles Martin also stated that the traffic is horrible in this area.

Chair Burgess asked if C.R. 235 at that point was a State road or County road. She also asked if there has been any conversations with the proper authorities about the traffic.

Ms. Peters stated that no contact has been made because this is just a preliminary plan. If it is approved, a full traffic analysis will be conducted and all FDOT criteria will be met.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 6:32 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Presiding Officer

_____
Staff Liaison

Commission Agenda **Item**

MEETING DATE: February 11, 2025
SUBJECT: Approve Meeting Minutes - November 12, 2024
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes - November 12, 2024

Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.11.12.M.PZB

Regular Planning and Zoning Board Meeting Minutes
November 12, 2024 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member William "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, Fl. 32615

Planning and Zoning Board Meeting

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

CALL TO ORDER

Sandy Burgess – Chair 6:03 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns

APPROVAL OF THE AGENDA

Kathy Winburn, Planning and Community Development Director, requested Item IIA be deferred to the next PZB meeting.

Vice Chair Johns moved to approve the agenda as corrected; seconded by Member Sue Sloan.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

Approval of meeting minutes for 10-08-24 were deferred to the next meeting.

B) CERTIFICATE OF APPROPRIATENESS: PCA24-0006: A REQUEST BY JOSH HIGHLANDER, P.E. OF FORGE INTEGRATED, APPLICANT AND AGENT FOR WELCOME HOME PROPERTIES AND RENTALS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF EXISTING EXTERIOR DOORS AT 14822 MAIN STREET

Adam Hall, Principal Planner, presented the staff report.
Josh Highlander, Forge Integrated was available for any questions.

Chair Burgess requested clarification that this was only changing the front door to the building.
Mr. Highlander responded.

Vice Chair Johns moved based on the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC.; seconded by Member Sloan.

Motion passed 3-0 by roll call vote.

C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED

DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO ZERO SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Staff Report.
Kathie Ebaugh, of JBPro presented additional information and availed herself for questions.

Chair Burgess questioned the type of homes this refers to and asked for clarification about traffic flow.

Vice Chair Johns moved, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Sloan.

Jack Reynolds commented on the amount of traffic that travels along NW 150th Ave.
Brian Buescher stated that his concerns also include traffic.
Angela Johnson asked about the school system's capacities.

Motion passed 3-0 by roll call vote.

D) LDR TEXT AMENDMENT: PTAL24-0001: A REQUEST BY SILVIO CAVACEPPI OF SARCAV, LLC AND SHARLEEN CAVACEPPI, APPLICANTS, TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 3.7.2 (C)(5)(C) RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT.

Adam Hall, Principal Planner, presented the Staff Report.

Silvio Cacaceppi, of Sarcav, LLC, presented additional information and availed himself for questions.

Member Sloan inquired why the current regulations require trash enclosures to be connected to the building.

Mr. Hall responded.

Vice Chair Johns moved based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Sloan.

Brian Buescher asked if this would make it a requirement to be further away or an option.

Mr. Hall responded.

Motion passed 3-0 by roll call vote.

E) SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) – NW 150TH AVENUE – PR24-0004: A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT AND AGENT FOR EMP1, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A REZONING TO AMEND THE OFFICIAL ZONING ATLAS ON A ±24.58 ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) (QUASI-JUDICIAL).

Justin Tabor, Principal Planner, presented the Staff Report.

Chair Burgess asked if this was only to change the zoning, not the designation on the Future Land Use Map.

Mr. Tabor responded.

Clay Swager, EDA Consultants Inc., presented additional information and availed himself for questions.

Vice Chair Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds Application Number PR24-0004 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Sloan.

Julie Smith questioned the zoning of other lots around this area. She also reiterated that the traffic along the road is a problem.
Gus Smith commented that the rezoning is appropriate.
Bob Piccala reiterated concerns about the traffic along NW 150th Road.
Barbara Sutton questioned if there have been any proposals for improving NW150th Road.
Rich Richmond stated that any new development will impact the traffic along this road.
Teresa Picala asked how the public could bring development concers to the City's attention

Chair Burgess stated that the public can attend the Commission meetings to also present these questions and talk with City staff and the Police Department. Chair Burgess indicated the dates and times of the City Commission meetings.

Motion passed 3-0 by roll call vote.

F) LDR TEXT AMENDMENT: A REQUEST BY THE CITY OF ALACHUA TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS; AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS; AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY; AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER; AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: “CIGAR/HOOKAH BAR”, “MOBILE FOOD DISPENSING VEHICLE”, AND “SMOKE SHOP”; CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES; CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS; AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES; AMENDING SECTION 6.5.4(C)(3)(B) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS; AND AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR “CIGAR/HOOKAH BAR”, “MOBILE FOOD DISPENSING VEHICLE”, “RETAIL NICOTINE PRODUCTS DEALER”, “RETAIL TOBACCO PRODUCTS DEALER”, “RETAIL VAPE PRODUCTS DEALER”, “SMOKE SHOP”, AND “SMOKING DEVICES”.

Justin Tabor, Principal Planner, presented the Staff Report.

Vice Chair Johns asked if the city contacted outside consultants when these text amendments are proposed.

Mr. Tabor responded.

Chair Burgess expressed agreement that food trucks need to have more regulations.

Vice Chair Johns moved based upon the competent substantial evidence presented at this hearing, the presentation to this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Sloan.

Clay Swager thanked the staff for their continual efforts to streamline the processes.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess requested that the donation bins that are all over town be included in one of the next LDR amendment discussions.

IV. CITIZENS COMMENTS

Brian Buescher stated that he has concerns in terms of the role of the Planning and Zoning Board. He also stated that the traffic problem as a whole is concerning. He suggested that the Board look more into the future when considering any changes.

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 7:56 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Presiding Officer

_____
Staff Liaison

Commission Agenda **Item**

MEETING DATE: February 11, 2025
SUBJECT: Approve Meeting Minutes January 14, 2025
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes January 14, 2025.

Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.01.14.PZB.M

Regular Planning and Zoning Board Meeting Minutes
January 14, 2025 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

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

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

Absent - Virginia Johns, Vice-Chair
Tina Certain, School Board Member

INVOCATION

Led by Chair Burgess

PLEDGE TO THE FLAG

Led by Chair Burgess

APPROVAL OF THE AGENDA

Kathy Winburn, Department Director requested the approval of the minutes for October 8, 2024 and November 12, 2024 be deferred until the next meeting.

Member William Mendier moved to approve the agenda as corrected; seconded by Member Danielle Judd.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES 10-08-24

Deferred until February meeting.

B) APPROVE MEETING MINUTES 11-12-24

Deferred until February meeting.

C) PSP23-0008 - RIZZZO SELF STORAGE OF ALACHUA SITE PLAN APPLICATION: A REQUEST BY CHW, LLC (APPLICANT AND AGENT) ON BEHALF OF RIZZZO SELF STORAGE OF ALACHUA LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF 11 BUILDINGS FOR SELF-STORAGE AND ASSOCIATED SITE IMPROVEMENTS ON A ± 9.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 109TH LANE AND US HIGHWAY 441; TAX PARCEL: 05930-001-000; FUTURE LAND USE: INDUSTRIAL; ZONING: INDUSTRIAL GENERAL (IG); (QUASI-JUDICIAL).

Carson Crockett, Planner, presented the Staff Report.
Mitchell Mason, Engineer, NV5 (formerly CHW) presented.

Chair Burgess asked Mr. Mason if the company agrees with the conditions in the Staff Report.

Member Danielle Judd questioned the level of post storm water runoff post development compared to predevelopment.

Mr. Mason stated that the level of post storm runoff will be reduced.

Member Menadier asked for clarification concerning the buffering area as related to the wetlands on site.

Mr. Mason stated the required buffer has been met as required by the State and applications have been submitted to the County.

Chair questioned if there would be improvements made to 109th Lane due to the impact from the increase in traffic.

Mr. Mason responded that improvements will be made up to their driveway point.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the five conditions provided in Exhibit "A" and located on page 21 of the January 14, 2025, Staff Report; seconded by Member Susan Sloan.

Citizens comments:

Robert Harrison states that he is representing the members of the communities surrounding the proposed site. He states the notification process was improperly done. He states that there are major concerns regarding water runoff and quality of water. He also states that the community members are requesting the project be halted until environmental studies are complete. The residents are requesting a 30-60 day postponement of any approvals so they can meet with the developers to discuss these concerns and get more information.

Kolby Thompson, owner of Thompson Sod states that his issue is with the access area to this site off of 109th Lane. He questions the ability to widen or improve the road appropriately. He states that his commercial business will be adversely affected.

Chair Burgess asked for clarification from the applicant concerning the widening of the road.

Mr. Mason stated the road will be widened to 20 feet from SR 441 up to the driveway of the proposed site.

Chair Burgess also questioned the easement that was previously mentioned.

Mr. Mason replied there is an easement recorded with the property owner. He also stated that the DOT will not allow another drive off of 441.

Kolby Thompson argued that there is no way to widen the road to 20 feet without interfering with water runoff.

Karen Ernden agrees with the 30-60 day postponement.

Tamara Robbins commented negatively about the notification process, water runoff issues and public information provided.

Chair Burgess asked City Attorney Rush to address the letter that was received and referred to.

City Attorney Rush clarified the definition of the statues listed in the letter.

Robert Harrison questioned the process for sending out mailers.

Tracy Massimillo also questioned how the wetland areas are going to be preserved. She questioned the permits from the County.

Chair Burgess questioned staff concerning the approval process between City and County.

Mr. Crockett clarified the process and deferred to the City Attorney for confirmation.

Brian Buescher commented about the approval processes and road conditions on 109th Lane.

Kevin Lucas stated concerns about how the levels of water will adversely affect his pastures and livestock.

Tamara Robbins asked for clarification concerning the classification of the road.

Mr. Crockett pointed out to the Board that the City does not delineate roads in terms of commercial or residential and this road is private.

Member Judd states that there are too many questions not satisfactorily answered. Member Sloan also stated that she feels there are too many questions not satisfactorily answered.

Chair Burgess questioned City Attorney Rush concerning the options the Board has at this time.
City Attorney Rush explained two options.

Mr. Crockett clarified that an additional Neighborhood Meeting would still have to meet the requirements of the notification and City staff does not attend these meetings.

City Attorney Rush clarified that if this was postponed to a date certain, no additional public notices would be required of the City.

Member Menadier moved to rescind his prior motion; seconded by Member Judd.

Passed by 4-0 roll call vote.

Member Menadier moved to postpone this application to the date certain of February 11, 2025, to allow further communication and clarification between the applicant and the public; Member Sloan seconded.

Citizens comments:

Tamara Robbins additionally commented that the applicant will not be able to answer all the questions from the community. She asked the Planning Department to also gain additional information to answer questions.

Brian Buescher asked if the 30 day postponement was long enough because there were questions about notifications.

Passed by 4-0 roll call vote.

D) PRELIMINARY PLAT - SCHMIDT FARMS: A REQUEST BY TIMOTHY J. BOEHLEIN, P.E. OF JBROWN PROFESSIONAL GROUP, LLC , APPLICANT AND AGENT FOR DM ALACHUA INVESTMENTS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT/ FINAL PD PLAN FOR SCHMIDT FARMS SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF ±120.63 ACRE SUBJECT PROPERTY INTO A TOTAL OF 188 SINGLE FAMILY LOTS WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 43RD STREET; TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 (QUASI-JUDICIAL)

Adam Hall, Planner, presented the Staff Report.
Jay R. Brown, JBrown Professional Group, presented.

City Attorney Rush voir dired the Board. She also read the conditions listed in the Staff Report.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Schmidt Farms Subdivision to the City Commission with a recommendation to approve subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report; seconded by Member Sloan.

Citizens comments:
Bill Berger stated his concerns were about the buffer between the communities and traffic levels.

Karen Arrington- also had concerns about traffic. She stated some statistics about vehicle crashes. She also questioned the number of houses listed vs the number stated at the meeting.

James Currington had concerns about the school levels, bussing and the aesthetics of the buildings.

Tamara Robbins requested the map of the project be placed up on the screen. She is objecting to the location of the neighborhood meetings. She also questions the validity of the involvement of DOT.

Claudia Rasnick questioned why there are new projects being proposed to the infrastructure when current concerns are not addressed.

Antoinette Endellicatto expressed concerns about the arsenic levels in the water.

Brian Bisher remarked on the buffer areas and how close some of the buildings are to the required area. He also cited some traffic concerns.

Kelly Moore reiterated the fact that some questions need to be answered prior to approval.

Mary Wheeler asked the Board to consider not only the immediate residents affected but also look at the bigger picture.

John Patel commented on the size of the lots proposed and the aesthetics of the development.

Nigel Watson asserted that traffic is horrible now; to add to it would be disastrous.

Chair Burgess questioned the applicant about when the DOT becomes involved at each stage.

J. Brown responded to her question as well as questions put forth in the citizens comments. He stated that they are not responsible for the natural water that comes off the creek, but they do have to treat and control water that comes from the proposed development. He also stated that they have to comply with regulations from City of Alachua, Alachua County, Suwannee River and DOT.

Member Judd questioned staff on several points, to include: the traffic study, flood zones and flood ways. She asked if the preliminary plat meets all the setbacks, buffer zones and lot dimensions. She requested clarification on the responsibilities of the developer concerning improvements to the water- sewer system and costs liabilities.

A. Hall responded with clarification.

Mark Brown - Alachua County EPD stated that he did speak to Public Works Department today. They indicated that they are waiting on responses from JBPro and that no decisions have been made.

Mr. Jay Brown, JB Pro, clarified the number of lots the preliminary plat shows. It is possible that there would be more in the commercial area at a later date.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Tama Robbins asked for the email address of K. Winburn, Planning Department Director, for citizens to send any videos of the flood waters that they want to be seen. She also questioned whether there has been an annual review of the City of Alachua's Capital Improvement Plan because there is no record of it.

Member Judd questioned staff about the term Recreational Use, zoning vs land use terminology.

K. Winburn, Department Director affirmed that the City has a Recreational Future Land Use Ma Category.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Sloan.

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 9:23 pm.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Presiding Officer

_____
Staff Liaison